




McEwan Fraser Legal
Solicitors & Estate Agents
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21 Drumdevan Road

LOCHARDIL, INVERNESS, HIGHLAND, IV2 4BZ



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This property is located in a quiet street in a popular residential area of Lochardil, just two miles from the centre of Inverness, the capital of the Highlands. It is within easy commuting distance to Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym and Beechwood Business Park. The property is also close to Lochardil Primary School and within the catchment area for the recently built Inverness Royal Academy. The area is well-served by excellent local bus services to most parts of the city.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.





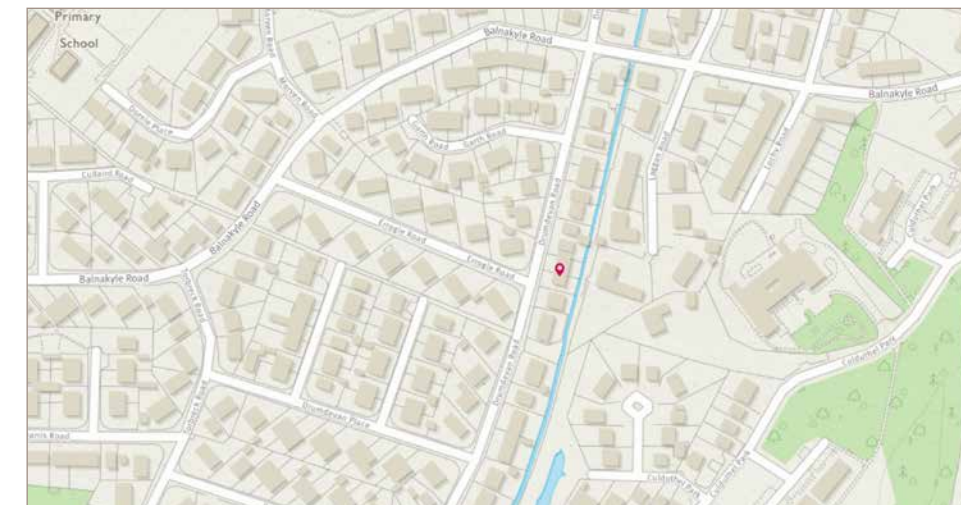
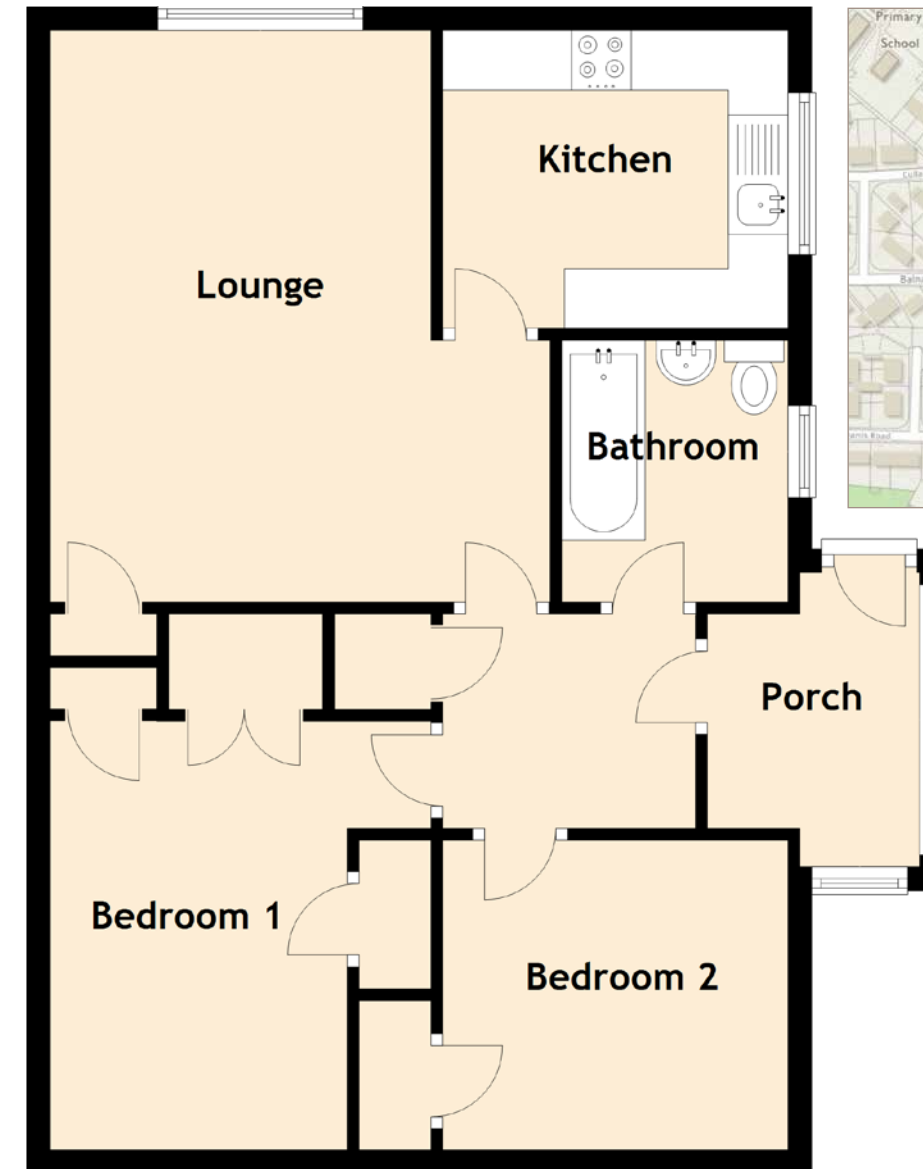
McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this very attractive two-bedroom semi-detached bungalow located in the popular residential area of Lochardil.

The property is constructed all on one level with the accommodation comprising of a front porch, spacious lounge/diner, kitchen (with gas hob & electric oven, fridge, washer/dryer and dishwasher – all integrated), hallway, two bedrooms (both with fitted wardrobes) and family bathroom with shower over the bath and fitted vanity unit. The front garden has a tarred driveway leading to a carport (roof replaced in 2016) and this is offset by an area of lawn. The rear garden is fully enclosed and is also laid to lawn. A greenhouse & timber shed are included in the sale.

This property benefits from modern gas-fired central heating (boiler fitted in 2019) and double-glazing with the property's roof completely replaced in 2017. The porch, fascias & soffits are all still under guarantee for another 3 years.

This home would make an excellent first-time-buy, retirement home or buy-to-let investment.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.20m (13'9")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
Bedroom 2	2.90m (9'6") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.90m (6'3")

Gross internal floor area (m²): 62m²
EPC Rating: C



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