



**Harper
Macleod LLP**
Estate Agents & Solicitors



10 Lochlann Road, Culloden, Inverness, IV2 7HB

Offers over £215,000

Excellent opportunity to purchase a 3 bedroom detached bungalow, with detached garage and off street parking, situated on a corner plot in the popular residential area of Culloden.

The accommodation comprises a vestibule, hallway, lounge/dining room, kitchen, bathroom and three bedrooms. The home will benefit from upgrading.

There is garden ground to the front of the property with a driveway to the side. There is an enclosed garden to the rear with a patio area.

Culloden shopping centre has a doctors' surgery, chemist, convenience store with post office, butchers and hairdressers. Primary school pupils attend Duncan Forbes Primary School and secondary pupils attend Culloden Academy, both of which are within walking distance. Culloden Academy benefits from a community leisure complex with a swimming pool.

A regular bus service runs to and from Inverness City Centre where an extensive range of retail, leisure and business facilities can be found. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Vestibule

3'8" x 3'10" (1.12m x 1.17m)

Glazed panelling to lounge and 15 clear glazed panelled door to hallway. Cupboard with double louvered doors. Recessed mat well and parquet flooring.

Hallway

22'2" x 3'4" (6.78m x 1.03m)

Doors to lounge, three bedrooms, bathroom and kitchen. Hatch to roof space with ladder. Cupboard housing water tank. Smoke alarm. Carpet.

Lounge

20'4" x 10'9" (6.22m x 3.29m)

Window to front. Glazed panelling to vestibule. 15 clear glazed panelled door with side glazed panels to hallway. Storage unit. Ceiling roses. Carpet.

Bedroom 1

7'9" x 10'6" (2.38m x 3.21m)

Window to front. T. V. point. Built-in double wardrobes. Carpet.

Bedroom 2

9'3" x 7'9" (2.83m x 2.38m)

Window to side. T.V. point. Built-in single wardrobe housing electrics. Carpet.

Kitchen

12'8" x 7'10" (3.88m x 2.39m)

Window and door to rear. 15 clear glazed panelled door to hallway. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer. Plumbed for washing machine. Extractor. Spotlights. Laminate flooring.

Bathroom

5'4" x 7'9" (1.63m x 2.37m)

Window to rear. WC and wash hand basin set in vanity unit. Bath with Triton Enrich electric shower above and curtain rail. Tiling to walls around WC, wash hand basin and bath. Wall heater. Laminate flooring.

Bedroom 3

8'9" x 11'6" (2.67m x 3.52m)

Window to rear. Triple mirrored wardrobes. T.V. point. Carpet tiles.

Outbuildings

Detached garage

9'4" x 18'9" (2.86m x 5.73m)

Up and over door to front. Window to side. Strip light.

Greenhouse and garden shed

Garden ground

The front garden is mainly laid to lawn with shrubs. There is a tarmac driveway leading up to the garage providing ample off street parking. A paved path leads to the front door.

There is an enclosed garden to the side and rear with a patio area.

Extras

All curtains and floor coverings are included in the sale price.

Heating and glazing

Electric night storage/panel system.

Solar panels.

Double glazing.

Services

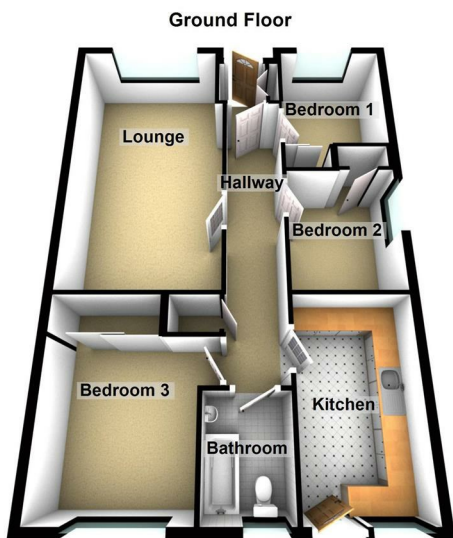
Mains electricity, water and drainage.

EPC Rating E

Council Tax Band D







This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		
	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.