



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**40 Brude's Hill, Inverness, IV3 8AG**

**Offers over £240,000**

Beautifully presented three bedroom semi-detached bungalow with ample off street parking, situated in the popular Leachkin District on the western outskirts of the City of Inverness.

The property is bright and spacious and well laid out to provide comfortable living accommodation. It has garden ground to the front, side and rear, which has potential for development subject to the necessary Local Authority consents.

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This is an excellent opportunity for a first-time buyer or for anyone looking to downsize.

The accommodation comprises entrance vestibule, hallway, lounge, kitchen/dining room, 3 bedrooms and shower room. The home benefits from gas central heating and double glazing.

A bus service runs to and from the city centre where an extensive range of retail, leisure and business facilities can be found.

Inverness benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

### **Vestibule**

4'1" x 3'10" (1.27m x 1.18m)

Half glazed door to hallway. Coat hooks. Cupboard housing electrics. Spotlights. Entrance matting.

### **Hallway**

3'10" x 19'7" (1.18m x 5.97m)

Doors to vestibule, lounge, kitchen, three bedrooms and shower room. Double storage cupboard. Smoke alarm. Hatch to roof space. Laminate flooring.

### **Lounge**

14'0" x 13'0" (4.28m x 3.98m)

Window to front. T.V. point. Tel. point. Spotlights. Laminate flooring.

### **Kitchen/dining room**

10'1" x 16'7" (3.08m x 5.08m)

Window and door to rear. Modern fitted kitchen with work top and splashback. Stainless steel 1 1/2 bowl sink with left hand drainer. Integrated Beko gas hob, Neff extractor and electric oven. Spotlights. Laminate flooring.

### **Bedroom 1**

11'2" x 8'1" (3.41m x 2.48m)

Window to front. Double mirrored wardrobes. Laminate flooring.

### **Bedroom 2**

8'1" x 11'2" (2.48m x 3.42m)

Window to side. T.V. point. Laminate flooring.

### **Bedroom 3**

11'9" x 8'11" (3.59m x 2.73m)

Window to rear. Double mirrored wardrobe. T.V. point and T.V. wall bracket. Tel. point. Laminate flooring.

### **Shower room**

7'0" x 7'4" (2.14m x 2.24m)

Window to rear with vanity shelf below. White WC and wash hand basin with wet wall splashback. Wall mounted hand rail. Shaver socket. Shower cubicle with mains rainfall shower head, handset and wet wall. Extractor. Vertical chrome towel radiator. Spotlights. Vinyl flooring.

### **Outbuildings**

Garden shed

### **Garden ground**

The front garden is mainly laid to lawn with flower beds. There is a tarmac driveway to the side of the property and a paved path leading up to the front door.

The large side garden, which is bounded by conifer trees, has a gravelled area for additional parking and a lawn with a pergola.

The rear garden has been laid out with gravel for low maintenance with a decking area. Steps lead up to a raised lawn with shrubs. There is a rotary clothes dryer.

### **Extras**

All fitted floor coverings are included in the sale price. The washing machine, tumble dryer and fridge/freezer are available to purchase under separate negotiation.

### **Heating and glazing**

Gas central heating and double glazing.

### **Services**

Mains gas, electricity, water and drainage.

### **EPC Rating C**

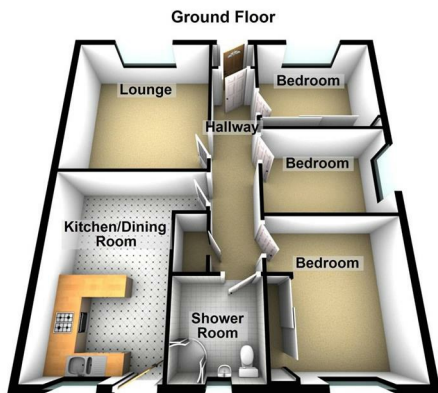
### **Council Tax Band D**







### Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC	

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