



**Harper
Macleod LLP**
Estate Agents & Solicitors



20 Leachkin Drive, Inverness, IV3 8LG

Offers over £220,000

Charming 2 bedroom detached bungalow with single garage and mature garden ground situated in the popular Scorguie area on the north-west side of Inverness, within walking distance of the Caledonian Canal.

The accommodation comprises a hallway, lounge/dining room, kitchen, two bedrooms, bathroom and conservatory. Access to the conservatory is off bedroom 1.

Primary school pupils attend Muirtown Primary School and secondary school pupils attend Charleston Academy.

Beautiful walks along the Caledonian Canal are within easy reach of this property and Telford Retail Park is within walking distance.

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.

Hallway

4'7" x 11'1" (1.41m x 3.39m)

Entrance door with stained glass and glazed stained glass panel to side. Doors to lounge, two bedrooms and bathroom. Storage cupboard with shelves. Hatch to roof space with ladder. Smoke alarm. Solid wood flooring.

Lounge/dining room

11'2" x 17'2" x 19'8" x 7'4" (3.41m x 5.25m x 6.00m x 2.24m)

Double aspect to front and side. Marble fireplace with gas fire on marble hearth. T.V. point. Smoke alarm. Solid wood flooring.

Kitchen

9'6" x 8'1" (2.91m x 2.47m)

Window and door to side. Wall and base units with worktop and splashback. Composite cream sink with right hand drainer. Plumbed for washing machine. Integrated freezer. Storage cupboard with shelves. Vinyl floor tiles.

Bathroom

7'2" x 5'6" (2.20m x 1.69m)

Window to side. White WC and wash hand basin set in vanity unit with tiled splashback. Mirror. Bath with shower above and wet wall. Vinyl flooring.

Conservatory

17'0" x 9'8" (5.20m x 2.97m)

Window and doors to rear overlooking the garden with view of Inverness and the Kessock Bridge beyond. Stone tiled flooring.

Bedroom 1

13'8" x 7'10" (4.17m x 2.41m)

French doors to conservatory. Carpet.

Bedroom 2

9'4" x 10'0" (2.85m x 3.05m)

Window to conservatory. Triple fitted wardrobes. T.V. point. Carpet.

Outbuildings

Detached single garage
Greenhouse

Garden ground

The front garden is mainly laid to lawn with a gravelled driveway to the side leading up to the garage. A gate and paved path leads to the side entrance door and rear garden and a path around the front of the property to the opposite side leads to the rear garden.

The rear garden is mainly laid to lawn with an array of mature shrubs and trees. Partial views over Inverness are enjoyed from the rear garden.

Extras

All fitted floor coverings are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

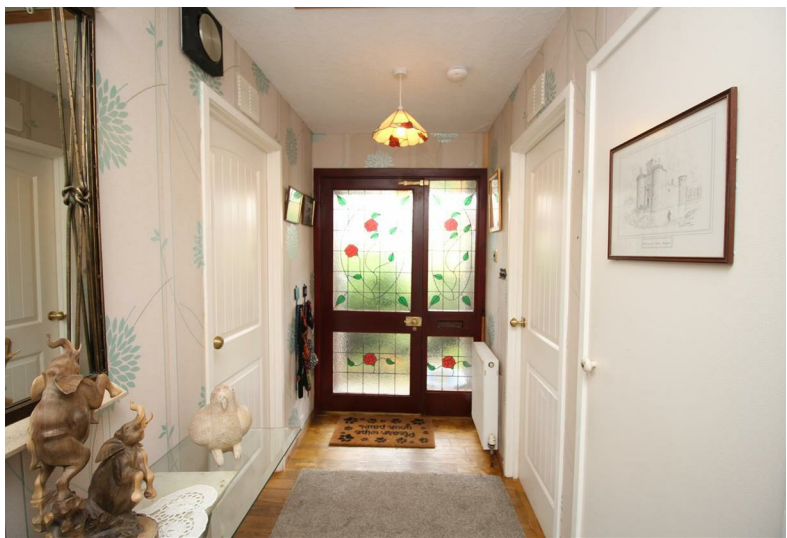
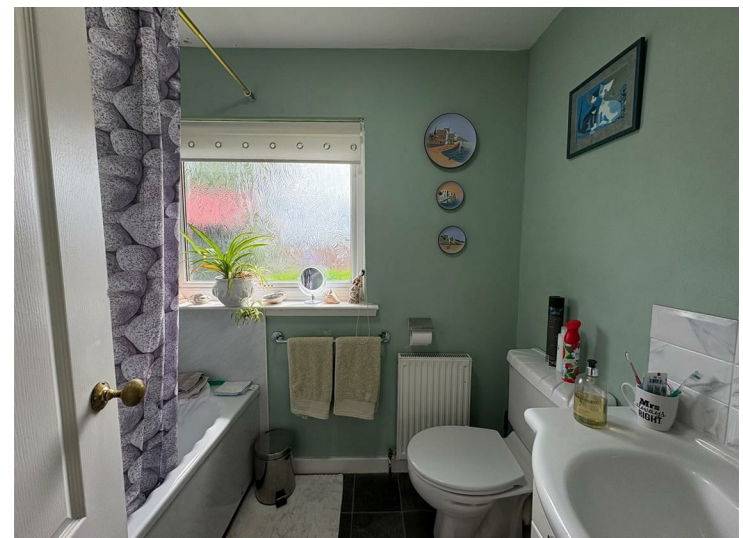
Services

Mains gas, electricity, water and drainage.

EPC Rating C

Council Tax Band D

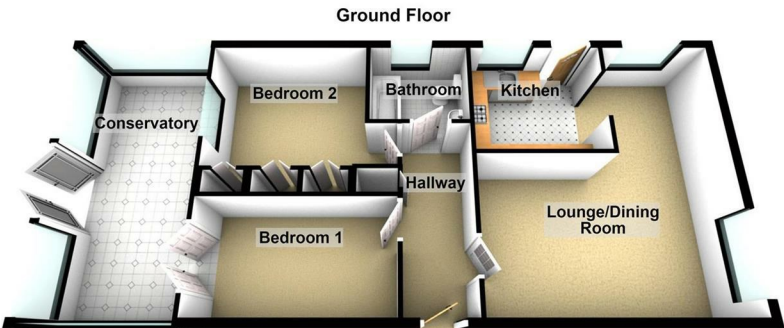




Area Map



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	
		72	80

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	
		74	78

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