



**Harper
Macleod LLP**
Estate Agents & Solicitors



5 Larchwood Drive, Inverness, IV2 6DG

Offers over £162,000

Stylish 2 bedroom back-to-back end-terraced two storey home, with off street parking to the front, situated in the popular Milton of Leys area of Inverness. The home is in excellent condition throughout.

The open plan layout provides comfortable living accommodation. On the ground floor there is an open plan lounge, kitchen/diner and cloak room. On the first floor there are two bedrooms and a shower room. There is ample storage space throughout. This home is ideal for a first-time buyer.

Milton of Leys is situated on the south side of Inverness and is conveniently located for the A9 north and south. It is also within easy reach of Inshes Retail Park, Beechwood Business Park and the City Centre. It has a Primary School with nursery, co-op, pharmacy and takeaways within walking distance and a regular bus service runs to and from the city centre.

There are beautiful walks in the Daviot Woods nearby.

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

Viewing highly recommended.

Lounge

10'0" x 17'8" (3.07m x 5.41m)

Entrance door opening into the open plan lounge. Opening to kitchen/diner, door to cloak room and staircase to first floor. Understairs storage cupboard. Spotlights. Smoke alarm. Laminate flooring.

Kitchen/diner

11'5" x 7'3" (3.48m x 2.22m)

Window to front. Wall and base units with worktop and splashback. Stainless steel sink with left hand drainer. Integrated Electrolux electric cooker, hob, extractor and stainless steel splashback. Zanussi fridge/freezer. Hotpoint washing machine. Spotlights. Laminate flooring.

Cloakroom

7'3" x 5'10" (2.23m x 1.79m)

White WC and pedestal wash hand basin with tiled splashback. Mirror. Towel ring. Storage cupboard. Extractor. Laminate flooring.

First floor hallway

4'0" x 9'6" (1.24m x 2.91m)

Dog leg staircase to first floor. Doors to two bedrooms and shower room. Hatch to roof space. Smoke alarm. Carpet.

Shower room

4'2" x 5'6" (1.28m x 1.70m)

White WC and pedestal wash hand basin with tiled splash back and mirror above. Shaver socket. Recessed shower cubicle with Mira Vie electric shower, tiling to walls and sliding doors. Vinyl flooring.

Bedroom 1

9'0" x 10'5" (2.76m x 3.20m)

Window to front. Triple fitted wardrobes with mirror. Carpet.

Bedroom 2

6'11" x 11'9" (2.11m x 3.6m)

Window to front. Storage cupboard housing the megaflow tank. Carpet.

Extras

All carpets, floor coverings, curtains, blinds, washing machine and fridge/freezer are included in the sale price.

Heating and glazing

Electric panel heaters and double glazing.

Services

Mains electricity, water and drainage.

EPC Rating D

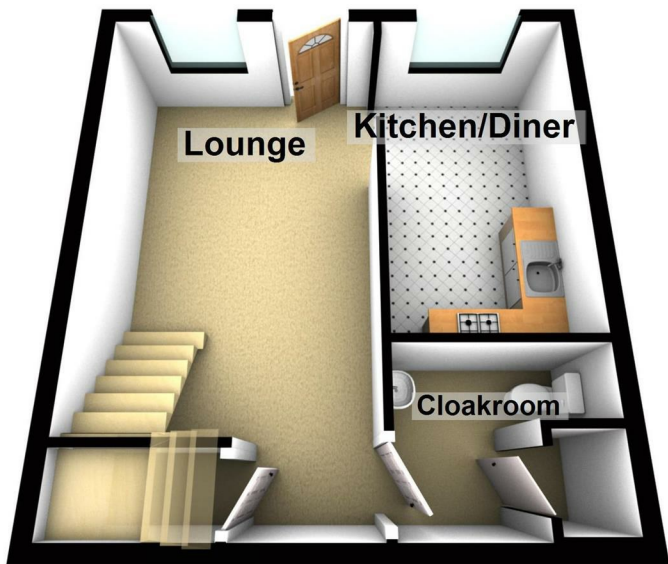
Council Tax Band C



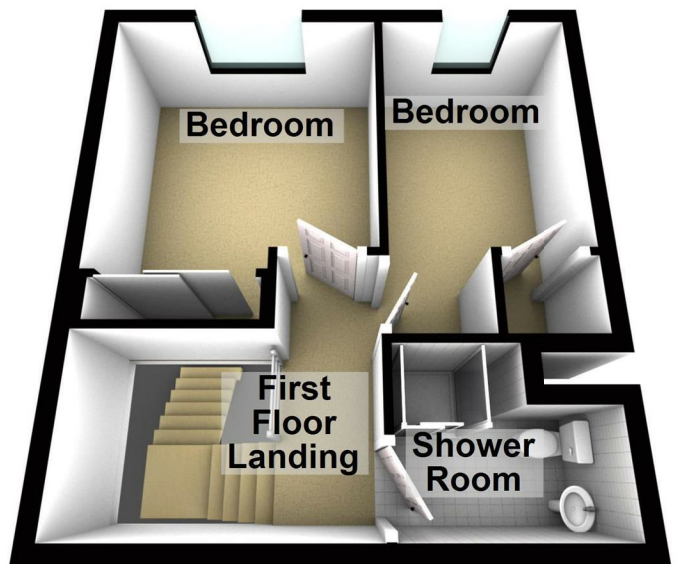




Ground Floor



First Floor



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A		92	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.