



19 Laggan Road, Inverness, IV2 4EH

- Semi-detached bungalow.
- Two bedrooms.
- Driveway & garage.
- Lounge.
- Bathroom.
- Gas central heating.
- Kitchen.
- Rear garden.
- Double glazing throughout.

Offers Over £195,000

An exciting opportunity to purchase a two-bedroom, semi-detached bungalow appreciating well-proportioned room sizes and a convenient location in Lochardil, Inverness. This property offers an ideal first-time buy or family home. The accommodation comprises of the entrance hall, bright and spacious lounge with feature fireplace creating a cosy focal point to the room and double patio doors leading to the rear garden, kitchen with ample storage space, two double bedrooms both benefiting from fitted wardrobe units and the family bathroom which completes the accommodation. This property also benefits from gas central heating and double glazing throughout. Private outdoor space includes a driveway to the front of the property with parking space for multiple vehicles, a timber garage and generously sized, fully enclosed rear garden with a covered decking area and variety of mature trees and shrubs. This property will appeal to a range of buyers. Early viewing is advised.

## ACCOMMODATION

### ENTRANCE HALL

3.74 to 2.93 x 1.95 (12'3" to 9'7" x 6'4")

Bright and inviting entrance hall allowing access to all living space, loft hatch and storage cupboard housing fuse box and electric meter.

### LOUNGE

5.77 x 3.35 to 3.03 (18'11" x 10'11" to 9'11")

Spacious lounge with double aspect windows to the front and double patio doors leading to the rear garden allowing for an influx of natural light through the room. Feature gas fireplace with marble mantle, hearth and stone surround.

## LOCATION

Situated on Laggan Road in the desirable Lochardil district of Inverness, this property offers a favourable and convenient location within the City.

Larger supermarkets, Fairways Business Park, Raigmore Hospital, and Inshes Retail Park, where you can find a variety of retail and leisure units, are a short drive away. Doctors and dental surgeries are available nearby. Inverness Leisure Centre and Eden Court Theatre are easily accessible from the property.

A regular public bus service offering routes across Inverness operates within walking distance on Broom Drive and Drummond Road. Travel routes across Inverness and access to the A9 are easily accessible from the property. Inverness City Centre is 2.2 miles away from the property and can be reached by both car and a lovely walking route along the River Ness.

For younger children, Primary schooling is available at Lochardil Primary school located 0.7 miles from the property. Older children would attend Inverness Royal Academy situated 0.8 miles from the property. Drummond School is also located within walking distance on Drummond Road.

## DIRECTIONS

From Inverness City Centre head for Castle Street, continue along Castle Street and straight through 2 sets of traffic lights to join Culduthel Road, following for approximately 1 mile. At the crossroads junction, take a right onto Drummond Road, follow the road for approximately 0.6 miles and turn left onto Broom Drive. Take the first right onto Laggan Road and number 19 will be on your left-hand side clearly sign posted by a South Forrest for-sale board.

## KEY POINTS

- Generous outside space.
- Established residential area.
- Close to City Centre.
- Transport links nearby.



### KITCHEN

3.50 x 2.77 (11'5" x 9'1")

Wall and base mounted cabinets, worktop space with tiled splash back and stainless steel sink and draining board. Integrated gas hob, extractor hood and oven & grill. Ample space for white goods. Ceiling mounted laundry pulley, boiler and rear door leading to garden. Rear facing window.



### BEDROOM TWO

3.51 x 2.92 (11'6" x 9'6")

Double bedroom with fitted wardrobe unit and side facing window.



### BATHROOM

1.95 x 1.80 (6'4" x 5'10")

Shower over bath, wash hand basin, WC, wall hanging rails, extractor fan and side facing textured glass window.



### BEDROOM ONE

3.70 x 3.33 (12'1" x 10'11")

Double bedroom with fitted wardrobe unit and front facing window.



### DRIVEWAY & GARAGE

Private driveway at the front of the property with sufficient parking space for several vehicles. Access to single, timber garage and gated access to the rear garden. Paved pathway to front door bordered by mature trees, shrubs and bushes.



### REAR GARDEN

Fully enclosed, private garden with paved patio, covered decked seating area and grounds with an assortment of trees, shrubs and bushes.



### EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, white goods and integrated appliances are to be included in the sales price. Please note the bench in the entrance hall, chair and canoe hanging ornament in the lounge will all be removed prior to sale.

### SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

### EPC BAND

EPC Band D.

### COUNCIL TAX BAND

The current council tax is Band D. Please be aware that this may be subject to change upon sale.

### VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### HSPC REFERENCE

61937.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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