

**NEW REDUCED PRICE**



## 22 TOWERHILL ROAD CRADLEHALL, INVERNESS IV2 5FH

Spacious 2 Bedroom Semi-detached Bungalow

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- Sun Porch
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Garden
- Detached Garage
- Off Street Parking
- Views to the Moray and Beaully Firth, Kessock Bridge and Black Isle



**Fixed Price £149,950**

## DESCRIPTION

This attractive semi-detached bungalow is nicely positioned and offers deceptively spacious accommodation throughout. The lounge appreciates space for informal dining whilst the kitchen is offered for sale with all the white goods. Benefiting from gas central heating and double glazing, this desirable property appreciates good cupboard provision throughout. The driveway leading to the detached garage caters for ample off street parking. Ideal property for the first time buyer, a couple or as a letting investment.

## LOCATION

The property is situated in the pleasant residential area of Cradlehall, approximately four miles from the city centre and within easy reach of a children's nursery and Cradlehall primary school. Secondary school children attend Culloden Academy. Local shops at Cradlehall include a Co-op, hairdressers, beauty salon, baker shop and dentist. A regular bus service links the area with the city centre.

## DIRECTIONS

From Inverness railway station in the centre of the city, take Millburn Road and at the roundabout follow the Old Perth Road passing Raigmore Hospital on your left. Continue on this road, the B9006 taking the 2nd exit off the next roundabout, travelling towards Culloden Moor. After crossing over the A9, take the second turning on the left into Caulfield Road (at a set of traffic lights). Carry along this road and take the sixth turning on the right hand side into Towerhill Road. Carry on up this road and No 22 is on the right hand side.

## ACCOMMODATION

### ENTRANCE

A path and steps lead to the front door.

### COVERED ENTRANCE

Outside light.

### ENTRANCE HALL

Fitted carpet. Radiator. Pendant ceiling light. Smoke alarm. Hatch to loft. Door to cupboard with shelf and coat hooks. Door to shelved cupboard. Further cupboard housing the central heating boiler. Doors to Lounge, Two Bedrooms and Bathroom.

### LOUNGE/DINING ROOM

4.90m x 3.58m and 2.80m x 1.60m  
(16' x 11'9" and 9'2" x 5'3")

Window to front overlooking garden; vertical blinds and curtains. Fitted carpet. Two radiators. Two pendant ceiling lights. TV and telephone points. Door to Kitchen.



### KITCHEN

2.97m x 2.89m (9'9" x 9'6")

Window to rear overlooking garden to Moray Firth, Beaully Firth and Black Isle; roller blind. Range of wall and base units incorporating oven, hob and extractor. Ample work surface areas with tiling above. Inset stainless steel sink, mixer tap and drainer. Washing machine. Fridge. Larder freezer. Vinyl flooring. Mat well. Fluorescent strip light. Telephone point. Door to Sun Porch.

### SUN PORCH

2.28m x 1.70m (7'6" x 5'7")

Windows to side and rear overlooking the garden to the Moray and Beaully Firth and Black Isle; vertical blinds. Vinyl flooring. Radiator. Ceiling light. Door to Garden.

### BEDROOM 1

3.20m x 2.97m (10'6" x 9'9")

Window to rear overlooking garden to the Kessock Bridge, Beaully Firth and Black Isle; vertical blinds and curtains. Fitted carpet.

Radiator. Pendant ceiling light. Telephone point. Fitted wardrobe with mirrored sliding doors, shelving and hanging rail.

### BEDROOM 2

3.22m x 2.60m  
(10'7" x 8'6")

Window to front overlooking garden; vertical blinds and curtains. Fitted wardrobe with shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.



### BATHROOM

2.08m x 2.00m (6'10" x 6'7")

Opaque window to side; roller blind. Walk-in bath with seat and electric shower over. Shower curtain rail. White WC and wash hand basin. Tiling above bath. Laminate flooring. Radiator. Pendant ceiling light. Extractor. Corner shelving. Wall mirror. Shaver point/light.

### DETACHED GARAGE

5.27m x 2.82m (17'3" x 9'3")

Up and over door. Door and window to side. Shelving. Power and light.

## GARDEN

The front garden is laid with gravel and paving for ease of maintenance with bordering conifers. The long driveway leading to the garage caters for ample off road parking. A gate accesses the rear garden. Here, there is a large patio area, ideally situated to enjoy the view on offer. Clothes drying poles. Steps lead down through the terraced garden which is well stocked with an array of mature trees and bushes.

## HEATING

The property benefits from gas central heating.

## GLAZING

The property benefits from double glazing.

## EXTRAS

All fitted floor coverings, blinds and curtains, the oven, hob and extractor, washing machine, fridge and freezer are included in the price.

## COUNCIL TAX

The current Council Tax band on this property is band D. You should be aware that this may be subject to change upon the sale of the property.

## SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is to the public sewer.

## ENTRY

By mutual agreement.

## VIEWING

Contact Anderson, Shaw & Gilbert on 01463 253911 for appointment to view.

## OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 22 TOWERHILL ROAD, CRADLEHALL, INVERNESS."

E-MAIL: [tlyon@solicitorsinverness.com](mailto:tlyon@solicitorsinverness.com)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>	73	74
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		



YORK HOUSE, 20 CHURCH STREET, INVERNESS  
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## THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



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