

Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



LOCATION

**100 WALKER CRESCENT, CULLODEN,
INVERNESS, IV2 7NA**

ACCOMMODATION

HALL, LOUNGE, KITCHEN, WC, THREE BEDROOMS, BATHROOM.
FULL DOUBLE GLAZING AND ELECTRIC HEATING.
GARDEN TO FRONT AND REAR. ON STREET PARKING.

DESCRIPTION

Viewing is highly recommended for this very desirable end terraced villa located in the popular Culloden area of Inverness. The property is deceptively spacious and in walk in condition throughout making this an excellent purchase for the growing family.

PRICE

Offers over £123,000

HSPC REF NO

47236

VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF
Tel: (01463) 723500 • Fax: (01463) 230743
Email: email@macandrewjenkins.co.uk



All carpets, curtains, blinds, light fittings, fridge, washing machine and tumble dryer are included in the sale.

LOCATION

100 Walker Crescent is situated in the Culloden area of Inverness, approximately five miles from the city centre. Close to all amenities, the Culloden Shopping Centre is a short walk away and has doctors & dental surgeries, chemist, general store, butchers and fast food takeaway. A Bar/diner, Culloden police station, hairdresser and a church are also close at hand. Culloden Academy with its swimming pool and other facilities is within easy reach. There is a regular bus service to and from the city centre.

DIRECTIONS

From Inverness, take the A96 road travelling towards Nairn. Just past the Tesco store, take a right off the roundabout (signposted Smithton/Culloden). Continue along this road travelling through two sets of traffic lights (and passing a Spar shop and car dealers on the right). Take a left before the next set of lights and a first left off the small roundabout. Take the first left into Galloway Drive then the fourth left into Walker Crescent. No. 100 is half way along on the left hand side.

ACCOMMODATION

GROUND FLOOR:

HALL **26'02" x 5'09" (7.93m x 1.55m)**

A half glazed entrance door opens into the spacious hall. Access to the kitchen, lounge, w.c. and stairs to the first floor landing. Two very large cupboards with ample storage, shelving and coat hooks and a further cupboard housing the fuse box.

KITCHEN **14'04" x 8'10" (4.28m x 2.47m)**

A sizeable kitchen with a large window overlooking the front. Ample base and wall units with tiled splashback surrounding. Ceramic hob with electric oven. Inset sink and drainer. A generous sized built in larder with shelving. Integral fridge/freezer, washing machine and tumble dryer. Vinyl flooring. Radiator. Four ceiling lights.

LOUNGE **16'05" x 14'05" (4.89m x 4.28m)**

A good sized spacious living room with a large window overlooking the rear including curtain pole and curtains. Television and telephone point. Carpet. Two radiators. Two ceiling lights and a large electric fan. Two wall mounted lights.

W.C. **5'09" x 2'07" (1.55m x 0.63m)**

Small glazed window to the front. W.c. Wash hand basin with small storage cupboard beneath. Half tiled surround. Extractor fan. Wooden flooring. Ceiling light.

FIRST FLOOR

LANDING

Carpeted stairs rise from the hall, with an open wooden banister to the first floor landing. Access to the shower room and three bedrooms.

BEDROOM 1 **11'06" x 11'06" (3.37m x 3.37m)**

This main bedroom has a window over looking the front with curtain pole and curtains. Two very large walk in cupboards with lots of space and ample shelving. Carpet. Radiator. Triple ceiling light.



BEDROOM 2 **13'10" x 8'08" (3.99m x 2.46m)**

An L-shaped room with a window over looking the rear. Carpet. Radiator. Ceiling light.

BEDROOM 3 **10'08" x 10'08" (3.07m x 3.07m)**

Window to the rear. Telephone point. Carpet. Radiator. Ceiling light.

SHOWER ROOM **6'02" x 5'05" (1.83m x 1.54m)**

Glazed window to the front. Three piece suite comprising of w.c. wash hand basin and large corner 'Triton' shower. Tiled around the room. Laminate flooring. Triple ceiling light. Ceiling spot light above shower and hand rail within.



GARDENS**Front garden**

The front garden is laid mainly to lawn enclosed with surrounding bushes. There is a path up the middle and up a ramp to the front door. Wooden banisters.

Rear Garden

The rear garden has a decking area, a sun trap ideal for the summer evenings. Cross hatched fencing divides the rear garden. Partly laid to soil ready for growing fresh grass. Tall wooden fencing surrounds rear garden, gate included with access to pavement.

**SERVICES**

Mains water, drainage and electricity. Telephone.

COUNCIL TAX

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

**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 (eg 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 is included in the sale.

ENTRY

By mutual agreement

VIEWING

Telephone the selling agents on 01463 723500

HOME REPORT

A Home Report exists for this property and can be made available to interested parties who have noted an interest through their solicitors.

REFERENCE

BC/LM/M523.2

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PRICE

Offers over £123,000

OFFERS

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S. 5 Drummond Street, Inverness. For the attention of Mrs Barbara Cheetham.

A Closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.