



1 Dalmore Place, Inverness, IV2 7FD

- Semi detached bungalow
- Two double bedrooms
- Allocated parking
- Lounge
- Family bathroom
- Double glazing
- Kitchen
- Front & rear gardens
- Gas central heating

Fixed Asking Price £170,000

An excellent opportunity to purchase a two-bedroom, semi-detached bungalow in a popular residential area. With well-proportioned room sizes, generous storage provisions and a convenient location within the City, this property offers an ideal first time buy or family home.

Comprising of entrance hall, comfortable lounge, modern kitchen with ample storage and dining space, two double bedrooms both benefiting from fitted wardrobes and the family bathroom completing the accommodation. Also benefiting from double glazing throughout which has been fitted within the last 5 years and gas central heating.

Private outdoor space includes fully enclosed front and large rear garden and allocated and visitor parking.

Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in the well-established area of Culloden, this property offers a fantastic location on the East side of Inverness. An inclusive range of local amenities nearby include a baker, butchers, convenience stores, retail outlets, takeaways, bar and restaurant, hair salon and pharmacy. Doctors and dental surgeries also available within immediate walking distance. Inverness City Centre is approximately 3.5 miles from the property and Inverness Retail Park is a short drive away, both offering a more comprehensive range of amenities and leisure facilities.

A regular bus service providing routes across Inverness operates from nearby Keppoch Road. Travel routes such as the A9 and A96 are easily accessible. Inverness airport, offering a range of both domestic and international destinations, is a 15-minute drive. Scenic walking routes can be found nearby in Culloden and Balloch Woods as well as the historic Culloden Battlefield.

For younger children, primary schooling is available at Duncan Forbes Primary School. Older children would attend Culloden Academy, both schools are within walking distance.

DIRECTIONS

From Inverness City Centre head towards Inverness Retail Park, at Raigmore Interchange, take the exit for the A96, at the Retail Park roundabout take the 1st exit for A96, at Smithton roundabout, take the 3rd exit onto Barn Church Road and follow for approximately 1.2 miles, at the traffic lights take a left onto Keppoch Road. At the mini roundabout, take the 2nd exit onto Culloden Centre, turn right and then take the 1st left onto Dalmore Place. Number 1 will be the first bungalow on your left-hand side.

KEY POINTS

- Ample storage provisions
- Amenities nearby
- Schools within walking distance
- Ideal first time buy or family home

ACCOMMODATION

ENTRANCE HALL

4.86 to 3.20 x 1.95 to 0.95 (15'11" to 10'5" x 6'4" to 3'1")

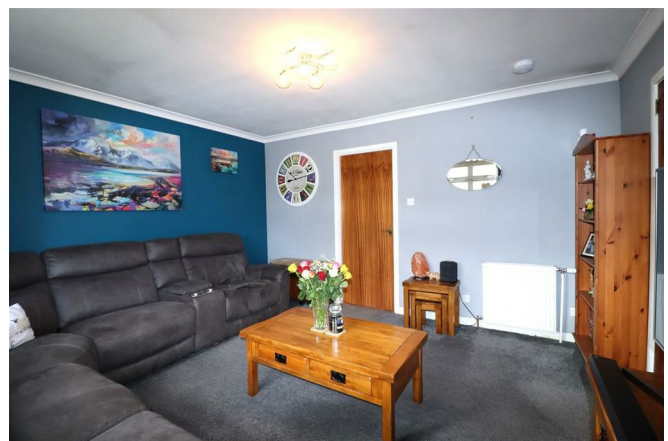
Front external door, unit covering fuse box, loft hatch, two storage cupboards, one housing combi boiler. Provides access to all living space.



LOUNGE

4.02 x 3.79 (13'2" x 12'5")

Bright and spacious lounge with front facing window allowing an influx of natural light. Access into kitchen.



KITCHEN

3.58 x 2.66 (11'8" x 8'8")

Very modern, shaker style wall and base mounted cabinets, marble effect worktop space with stainless steel sink with draining board and tiled splash back. Integrated oven & grill, gas hob and extractor hood. Built in breakfast bar, pantry cupboard, rear facing window and rear external door.



BEDROOM TWO

2.63 x 2.50 (8'7" x 8'2")

Double bedroom with fitted triple wardrobe and front facing window.



BEDROOM ONE

3.22 x 2.66 (10'6" x 8'8")

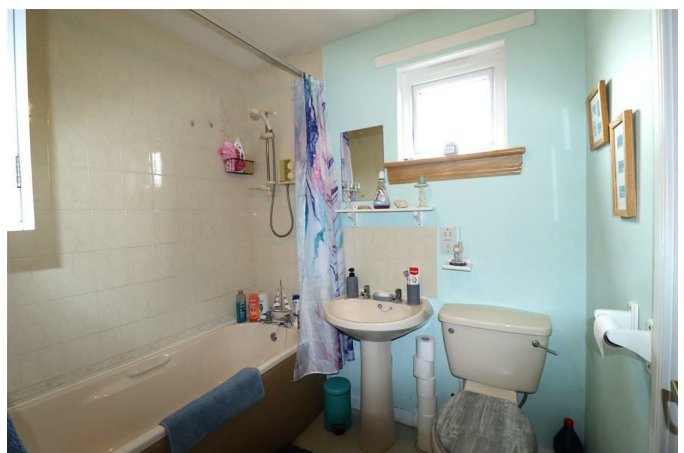
Double bedroom with fitted triple wardrobe, access to the family bathroom and rear facing window.



BATHROOM

1.98 x 1.64 (6'5" x 5'4")

Shower over bath, wash hand basin, WC, wall mounted cabinet, shaving point and rear facing frosted glass window.



WET ROOM

1.43 x 0.96 (4'8" x 3'1")

Accessible wet room with shower.

FRONT GARDEN

Fully enclosed, private front garden laid to stone chips with paved pathway to front door.



REAR GARDEN

Fully enclosed, South facing rear garden. Easily maintained and laid to stone chips with raised decking area and built in sleepers.



EXTRAS

All fitted floor coverings, curtain poles/tracks, blinds and integrated appliances are to be included in the sales price. Please note that all shrubs and bushes in the gardens will be removed prior to sale and will not be included in the sale price.

SERVICES

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

COUNCIL TAX

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

EPC BAND

EPC Band C.

VIEWINGS

By appointment through the South Forreest Property Department on 01463 250255 or property@southforreest.co.uk.

HSPC REFERENCE

60405.

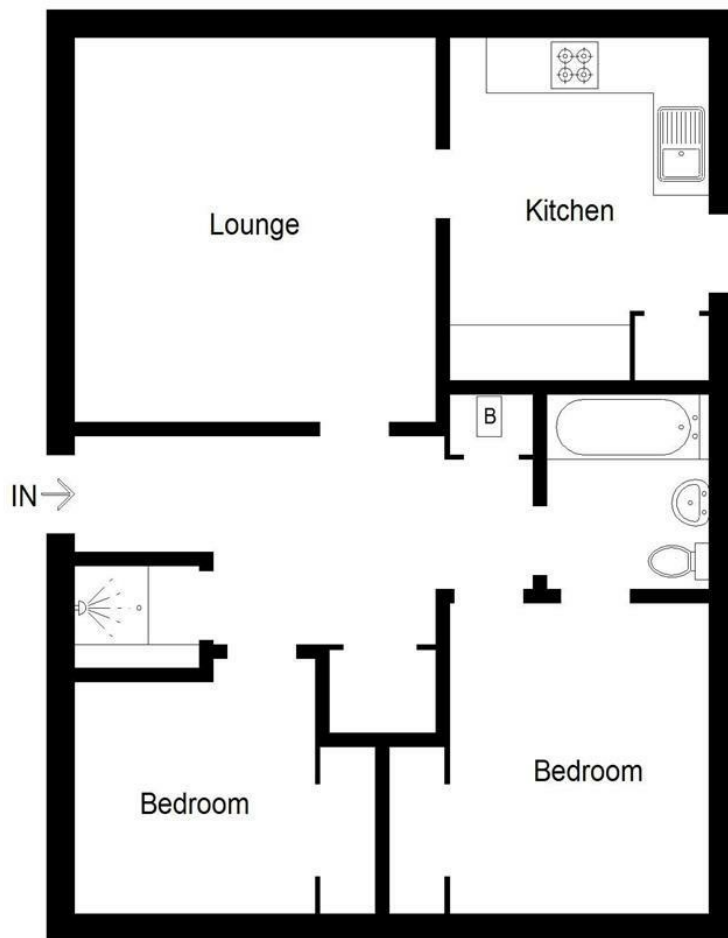


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