



Innes & Mackay

10 Alltan Place, Culloden,
Inverness, IV2 7TB

- TWO BED SEMI DETACHED BUNGALOW
- POPULAR SOUGHT-AFTER AREA
- ELECTRIC HEATING
- DOUBLE GLAZED
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES

OFFERS OVER
£170,000





DESCRIPTION

Located in the popular and residential area of Culloden close to local amenities, only by viewing this two bed semi detached bungalow will one appreciate the space and accommodation it has to offer. The property which has Total Control electric heating and is fully double glazed, sits on a corner site and has low maintenance gardens to both the front and rear.

LOCATION

Alltan Place is located in the popular residential area of Culloden which boasts a variety of shops in the nearby shopping centre, with a further selection of shops, amenities and facilities at the Eastfield Retail Park. On a regular bus route, there is a good service to and from the city centre, UHI Campus and Inverness Airport which is approximately eight miles away providing excellent air links to the South and



international destination. Duncan Forbes Primary school is located close by with secondary schooling being at Culloden Academy.

GARDENS

Wooden gate to the side opens onto the paved pathway leading to the front door. Laid with gravel for ease of maintenance, the front garden which is enclosed with fencing has a variety of plants and shrubs providing a pleasing external appearance. To the rear, there is a driveway providing off road parking and a gate opens into the back garden. The gardens here are laid with an area of artificial grass, gravelled areas and a garden shed provides external storage. High fencing provides complete privacy here.

ENTRANCE HALLWAY

Part glazed door opens into the carpeted hallway which provides access to the lounge, two bedrooms and shower room. A hatch opens into the completely floored loft space with electric. A shelved airing cupboard houses the water tank and also provides storage.

LOUNGE

16' 11" x 11' 1" (5.18m x 3.39m) The lounge is a pleasant room located to the front elevation overlooking the garden. This room which is carpeted, has a door leading through to the kitchen.

KITCHEN

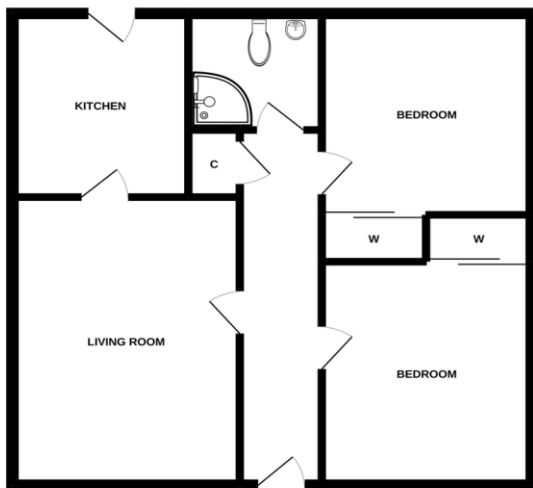
8' 0" x 6' 11" (2.46m x 2.11m) The kitchen is fitted with an ample range of floor based units and wall mounted cupboard all providing good storage and working areas. There is space for a fridge freezer and plumbing for a washing machine. Inset in the work counter is the electric hob with oven under and extractor hood above and also the stainless steel sink with drainer to the side. Attractive tiling between the units and laminate effect vinyl give this room a pleasing finish. Part glazed door with window to the side, provides access to the rear garden.

BEDROOM 1

11' 7" x 9' 0" (3.54m x 2.75m) Bedroom one is a lovely bright room located to the front of the property. This room which is laid with carpet, benefits from a wall mounted electric panel heater and built in double wardrobes located



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, walls, ceilings and fixtures should not be relied upon and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their efficiency or life span. Made with SketchUp 2022

behind sliding doors.

BEDROOM 2

10' 0" x 9' 0" (3.05m x 2.75m) The second bedroom also a double room, is located to the rear. This room currently used as a workroom, is laid with vinyl flooring and benefits from a wall mounted electric panel heater and built in double wardrobe located behind sliding doors.

SHOWER ROOM

6' 7" x 6' 3" (2.02m x 1.93m) The shower room located to the rear, is furnished with a WC, wash hand basin and shower cubicle housing a mains shower. This room benefits from a heated towel rail, light up mirror and Dimplex wall mounted heater. Laminate floor tiles complete the shower room.

HEATING

The property benefits from total control electric storage heating with recently fitted Dimplex Quantum heaters.

GLAZING

Fully double glazed.

PARKING

There is ample off road driveway parking to the rear of the property.

COUNCIL TAX

Band C

EPC BAND

Band D66

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, hob, oven and cooker hood. Garden shed.

SERVICES

Mains water, drainage, electricity, telephone and TV point.

VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay (01463) 251200

Kintail House
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