



Innes & Mackay

**COINNADAL, CAULFIELD ROAD  
SOUTH, INVERNESS  
IV2 5BH**

- DETACHED CONTEMPORARY BUNGALOW
- FOUR BEDROOMS
- MASTER EN-SUITE
- OPEN PLAN LOUNGE/KITCHEN/DINING
- BEAUTIFUL FAMILY HOME
- STUNNING VIEWS TO THE WEST
- CLOSE TO LOCAL AMENITIES
- INTEGRAL GARAGE
- SOLAR PANELS
- GAS CENTRAL HEATING

**OFFERS OVER  
£375,000**



## DESCRIPTION

Ideally located in the popular and sought after Cradlehall area of Inverness, viewing comes highly recommended in order to appreciate the internal layout of this fantastic family home. Individually designed and built approximately nine years ago, "Coinnadal" sits on an elevated site, enjoying views across Inverness out to the West and only by viewing will one appreciate its location and accommodation throughout; comprising open plan lounge/kitchen/dining, utility room, four double bedrooms, master en-suite and family bathroom. There is also an integral garage with electric door, solar panelling, gas central heating and double glazing.

## LOCATION

Caulfield Road South is located in the sought after Cradlehall district of Inverness. Local amenities include a Co-op store, bakers, Indian restaurant, hairdressers, cafe, children's nursery and dentist. Cradlehall Primary School is located close by with secondary education available at Culloeden Academy, which has an excellent public sports centre with swimming pool, gym, badminton and tennis courts. It is in close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

## GARDENS

Large tarmac driveway provides ample off road parking for a number of cars and also provides access to the garage and front door. The gardens here which are enclosed with picket fencing, are laid to

grass extending round to the side where there is an access ramp leading up to the side door. The front garden is laid to grass and extends down to the stone built wall.

## ENTRANCE

Steps lead up to the attractive, part glazed door which opens into the entrance vestibule. Glazed door leads through to the carpeted hallway.

## HALLWAY

The carpeted hallway provides access to the lounge, all bedrooms and the family bathroom. Good storage is provided by built in double wardrobes, along with a good sized cupboard housing the water tank, electrics and workings for the Solar panels.

## OPEN PLAN LOUNGE/KITCHEN/DINING

8.76m x 5.55m (28'8" x 18'2")

This comfortable and open plan living area enjoys the most stunning views out across towards the West, Ben Wyvis and Ord Hill, all of which can be seen from the Cathedral style windows which also provide an excellent source of natural light. A feature of this room is the log burning stove providing additional heat. The kitchen area is fitted with a good range of floor based units and wall mounted cupboard which houses the microwave oven along with a small wine rack to the side. Inset in the work counter and located below the window to the side is the one and a half bowl stainless steel sink with drainer to the side. There is a five ring gas hob with curved extractor hood over and eye level double oven to the side, along with an integrated dishwasher and fridge. Further work space can be utilised on the central island which also has cupboards under providing additional storage. Ample space for a large dining table, window to front and door to the utility room complete this room along with the "Moduleo" flooring giving a pleasing finish.



## UTILITY ROOM

3.92m x 1.94m (12'10" x 6'4")

The Utility room is fitted with floor based units, stainless steel sink with drainer to the side, along with space and plumbing for a washing machine and tumble dryer. Part glazed door provides access out the side of the property and further doors provide access to the WC and an integral door opens to the garage. A drop down hatch with Ramsay ladder leads up to the loft space.

## CLOAKROOM

1.93m x 1.51m (6'3" x 4'11" )

The cloakroom is fitted with a dual flush WC and wash hand basin inset in a fitted vanity unit providing storage under. Bevelled window to the side, chrome ladder heated towel rail and extractor fan complete this room.

## GARAGE

5.36m x 3.95m (17'7" x 12'11" )

The garage which is accessed via the Utility room benefits from power, light and an electric door.

## BEDROOM 4/STUDY

2.99m x 2.81m (9'9" x 9'2")

Located to the front elevation, although currently used as a study, this room would make an ideal fourth bedroom. Carpet.

## BEDROOM 3

3.24m x 2.91m (10'7" x 9'6" )

The third bedroom is a lovely bright room located to the rear of the property and benefits from fitted wardrobes located behind sliding mirrored doors. Carpet completes this room.

## BEDROOM 2

4.02m x 3.25m (13'2" x 10'7" )

The second bedroom also located to the rear, is another bright room, laid with carpet and benefits from fitted wardrobes located behind sliding mirrored doors.

## MASTER BEDROOM

4.01m x 3.24m (13'1" x 10'7" )

Located to the front elevation and enjoying views out towards Ord Hill and Ben Wyvis, this bedroom is a generous sized room, laid with carpet and has an archway leading through to the open wardrobe space providing hanging rails and shelving. Door opens into the en-suite shower room.

## EN-SUITE SHOWER ROOM

2.09m x 1.60m (6'10" x 5'2" )

The en-suite is furnished with a dual flush WC, vanity unit housing a wash hand basin with storage under and a quadrant shower cubicle, housing a mains shower. Bevelled window to the front, extractor fan and attractive Moduleo floor tiles giving a pleasing finish together with the chrome ladder heated towel rail.

## BATHROOM

2.99m x 1.95m (9'9" x 6'4" )

The family bathroom is fitted with a three piece suite comprising a dual flush WC, wash hand basin inset in attractive vanity unit with storage under and a shower bath with mains shower over and curved screen to the side. Contemporary wet wall gives the bathroom a pleasing finish together with tiled flooring, chrome ladder heated towel rail and bevelled window to the front.

## HEATING

Gas central heating.



## GLAZING

Fully double glazed.

## PARKING

There is ample off street parking available on the tarmac drive at the front of the house.

## COUNCIL TAX BAND

Band F

## EPC

Band C80

## EXTRAS INCLUDED

All fitted carpets, blinds, integrated dishwasher, fridge and microwave, gas hob, double oven and extractor hood.

## SERVICES

Mains water, drainage, electricity, gas, telephone and TV points. Solar panelling.

## VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay, Property Department (01462) 251200.

## DIRECTIONS

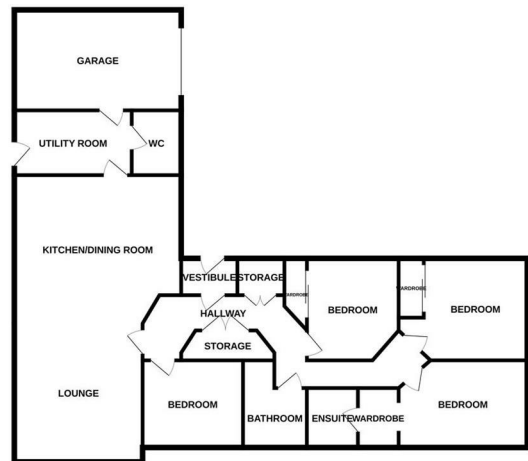
To reach Coinnadal, proceed along Culloden Road past Simpsons garden centre, through the traffic lights and the entrance to Birchwood Road. Take the next left onto Caulfield Road South, turn right and then immediate left down the hill and the house is the left hand side.







GROUND FLOOR



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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