



Innes & Mackay

16 MORAY PARK LANE, CULLODEN, INVERNESS, IV2 7RJ

- DETACHED BUNGALOW LOCATED IN THE POPULAR CULLODEN AREA OF INVERNESS
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE WITH POWER
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING

**OFFERS OVER
£205,000**



PROPERTY DESCRIPTION

This detached two-bedroom bungalow is located in the popular Moray Park area of Culloden. The property which benefits from well-proportioned accommodation throughout, enclosed garden and gas central heating, would be ideal for a variety of buyers. Early viewing recommended is recommended.

LOCATION

The property is situated in the pleasant residential area of Culloden, which is served by a regular bus service and is within easy reach of all city centre amenities. The Culloden Shopping Centre provides for all your local needs including doctor's surgery, chemist, general store, butcher, hot food takeaway and hairdressers. There is a large Harry Gow bakery at nearby Smithton and bar diner, hotel and churches all within easy reach. Primary school children would attend Duncan Forbes Primary School while older children would attend Culloden Academy, which is a community school with swimming pool. Dalcross Airport is approximately 5 miles away and there are pleasant woodland walks close by all adding to the appeal of the location.

GARDENS

The garden area to the front is laid with gravel for ease of maintenance and the lengthy driveway

proceeds along side the property providing access to the detached garage. A timber ramp provides wheelchair access to the front door. The enclosed rear garden has a small patio area and the remainder is laid with gravel. The garden is split over two levels, with steps proceeding to the lower level.

ENTRANCE VESTIBULE

The front door opens into the vestibule which is laid with carpet. A glazed door opens to the hallway.

HALLWAY

The hallway is laid with carpet and provides access to the lounge, two bedrooms, bathroom and walk-in storage cupboard. There is a loft hatch with drop-down ladder providing access to the partially floored loft space.

LOUNGE

5.07m x 3.17m (16'7" x 10'4")

The lounge is laid with carpet and has a large window to the rear elevation, enjoying partial views across to the Moray firth. Access is provided to the kitchen.

KITCHEN

2.99m x 2.95m (9'9" x 9'8")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, integrated oven with gas hob and extractor hood, under counter fridge



and under counter freezer. There is a window to the side and rear elevations and door providing access to the rear garden. Carpet flooring completes this room.

BEDROOM 1

3.18m x 3.17m (10'5" x 10'4")

This bedroom is a well-proportioned double room laid with carpet. This room benefits from a double integral wardrobe fitted with mirrored sliding doors and there is a window to the front elevation.

BEDROOM 2

3.01m x 2.81m (9'10" x 9'2")

Located to the front elevation, this double bedroom is laid with carpet.

SHOWER ROOM

2.00m x 1.95m (6'6" x 6'4")

This room is furnished with a wash hand basin, WC, bath with electric shower, wall mounted vanity unit and shaving light/point. There is a window to the side elevation.

GARAGE

Detached garage with power.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Off-street parking

EPC BAND - C

COUNCIL TAX BAND - D

SERVICES

Mains water, gas, drainage, electricity, television and telephone points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fittings.

VIEWING ARRANGEMENTS

Through Innes and Mackay on 01463 251200





Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1085288)

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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