

**25 Cullaird Road
Inverness
IV2 4DL**

HOME REPORT VALUATION £175,000



Located in a cul-de-sac in the popular and established Lochardil area of the city, this bungalow is fully double glazed, has a garden, gas central heating, two bedrooms and two reception rooms, one of which having a conservatory off it. Suiting a variety of potential purchasers including the young and the elderly/infirm, early viewing is recommended.

OFFERS OVER £165,000

HSPC Reference: 56687

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com





PROPERTY

This detached bungalow has accommodation spread over one floor and would suit a variety of potential purchasers. The property is double-glazed and has gas radiator central heating, a garden and boasts off-street parking. The accommodation within consists of an entrance hall, a lounge, a kitchen with porch off, a wet room, two bedrooms and a second reception room that has a conservatory off. The property is being sold with many extras including all white goods and other items of furniture may be available under separate negotiation.

GARDENS

The gardens surround the property with the front garden being laid to grass and having stocked flowerbed borders. To one side of the property runs a gravel driveway that provides ample space for parking for a number of vehicles. To the rear the garden is laid to gravel, whilst having a number of mature shrubs and trees and a timber shed. To the other side can be found a patio area, further shrubs and a timber summerhouse.

LOCATION

The property is located in the popular Lochardil area of Inverness. Local facilities include a general store and a hotel. Primary school education is provided at Lochardil Primary with secondary pupils attending Inverness Royal



Academy, both of which are within walking distance to the property. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

GENERAL DESCRIPTION

A double-glazed door opens on to the entrance hall.

ENTRANCE HALL

The hall has wooden flooring, a radiator, a glazed door to the lounge and doors to both bedrooms, two storage cupboards, the wet room and the second reception room. Loft access can be found here.



LOUNGE

Approx. 4.26m x 3.41m

The carpeted lounge has a window that is to the front elevation and a radiator.

KITCHEN

Approx. 3.30m x 2.56m

The kitchen has vinyl flooring, a radiator and a window to the side elevation. It comprises wall and base mounted units with worktops, splash-back tiling, a stainless-steel sink with drainer and mixer tap and there is a glazed door to the porch. Included in the sale and located here are a fridge, a freezer, a washing machine and a gas cooker.



PORCH

Approx. 1.38m x 0.84m

The porch is double-glazed and has a tiled floor.

BEDROOM TWO

Approx. 2.68m x 2.57m

The second bedroom is carpeted, has a radiator, a fitted wardrobe and there is a window to the side elevation.

WET ROOM

Approx. 1.87m x 2.07m

Having non-slip flooring and wet-walling, this room comprises a shower, a WC and a wash hand basin. It also has an extractor fan and there is a window to the side elevation.



BEDROOM ONE

Approx. 2.75m x 2.57m

The master bedroom has a window to the rear elevation, a radiator, a fitted wardrobe and is carpeted.

RECEPTION ROOM TWO

Approx. 3.42m x 2.40m

The second reception room has a radiator, is carpeted and has a glazed door with glazed panelling to one side, that gives access to the conservatory.

CONSERVATORY

Approx. 2.40m x 1.83m

The double-glazed conservatory is carpeted and has a double-glazed door to the garden.

SERVICES

Mains water, electricity, drainage and gas.

HEATING

Gas central heating.

GLAZING

Double-glazed windows throughout.

EXTRAS

All carpets, fitted floor coverings, curtains, blinds and white goods. Other items of furniture may be available under separate negotiation.

VIEWING

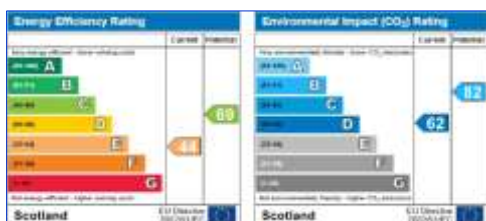
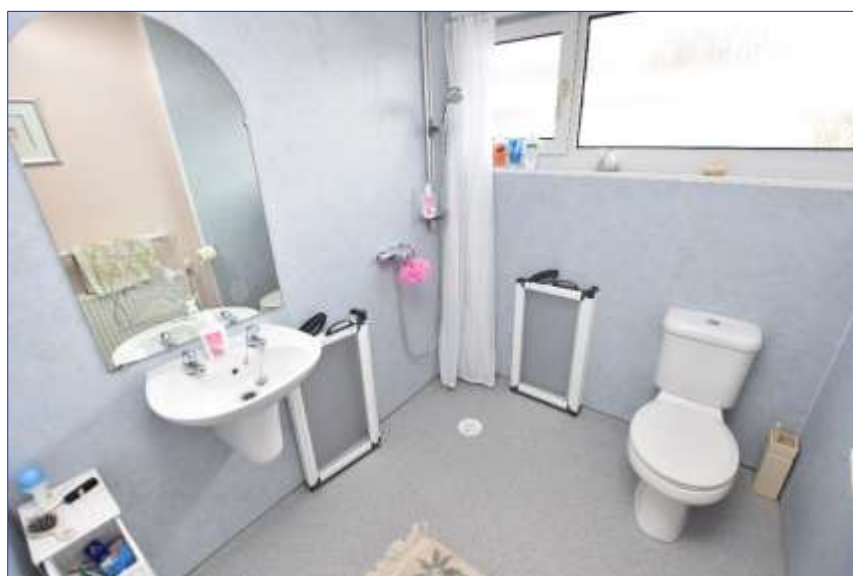
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.