



## **31 WALKER CRESCENT, CULLODEN, INVERNESS IV2 7LZ**

End-terraced dwellinghouse in the popular Culloden area conveniently situated for local shopping and services at Culloden and for the regular bus service to town. The well-proportioned accommodation is in good decorative order and the property benefits from a number of upgrades including replacement windows and doors, new kitchen and energy saving cladding. Gardens to front and rear with a communal parking area to the rear.

Accommodation comprises downstairs: entrance vestibule, lounge, kitchen and WC. Upstairs there are three bedrooms and a shower room.

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### **Offers over £138,000**

**Viewing: By telephoning the selling agents on 01463 226232 to arrange an appointment to view.**



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## ACCOMMODATION

Insulated partially glazed front door opens to the HALL with a downstairs toilet containing WC and wash hand basin. Large under stairs cupboard with light and coat hooks. Large meter cupboard with trip switch fuse box. An insulated rear door opens to the rear garden. Off the hall are: -

**Lounge** 17' x 14'5" [5.18m x 4.40m]  
Rear facing with new doors, natural wood finishes. The items of furniture comprising two sofas, TV corner unit and a cupboard can be left if desired.

**Kitchen** 14'6" x 8'10" [4.42m x 2.69m]  
Recently refitted with attractive modern wall and base units with natural wood finishes, stainless steel sink, integrated oven, hob and extractor and washing machine.

From the hall, stairs lead to the LANDING. A hatch with loft ladder gives access to the insulated loft. Off the landing are: -

**Bedroom 1** 11'8" x 11'7" [3.56m x 3.53]  
Front facing with roller blind, built-in wardrobe and panel heater.

**Bedroom 2** 13'10" x 8' and 6' x 6'8"  
[4.22m x 2.44m and 1.82m x 2.03m]  
Rear facing with roller blind and panel heater.

**Bedroom 3** 11'10" x 10'8" [3.61m x 3.25m]  
Rear facing with roller blind and panel heater.

**Shower room** 5'6" x 5'3" [1.68m x 1.60m]  
With corner shower unit housing a Tritan instant electric shower. Other features include fan heater, wall mirror and vinyl flooring.

The property is double glazed throughout and is fitted with an off-peak electric heating system. The house has been rewired about a year ago with replacement windows having been installed approximately eight years ago.

## OUTSIDE

To the rear is an enclosed garden with a rear gate to the parking area. Features include a shed, clothes dryer and an outside meter box. To the front, the garden is again enclosed with grassed areas and a small rockery.

## EPC BAND

The property lies within Energy Performance Band F.

## COUNCIL TAX

The property lies within Council Tax Band B.

## HOME REPORT

A Home Report is available for this property and can be requested from the selling agents.

## ENTRY

To be arranged but early entry is available.

*If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.*

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