



54 CULLODEN ROAD
BALLOCH,
INVERNESS IV2 7HH

NEW REDUCED PRICE



*Well Proportioned 2 / 4 Bedroom
Detached Bungalow*

- » PORCH
- » LOUNGE
- » KITCHEN/DINING ROOM
- » LARGE UTILITY/LAUNDRY ROOM
- » HALL
- » CONSERVATORY
- » FAMILY ROOM / BEDROOM 3
- » 2 BEDROOMS (1 EN-SUITE)
- » STUDY / BEDROOM 4
- » BATHROOM
- » EXCELLENT STORAGE PROVISION
- » GAS CENTRAL HEATING
- » DOUBLE GLAZING
- » GARDEN
- » GARAGE
- » HOME REPORT AVAILABLE

FIXED PRICE £209,950

YORK HOUSE
20 CHURCH STREET
INVERNESS

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www.propertyinverness.com





DESCRIPTION

This detached bungalow offers spacious, flexible accommodation and is set in a nicely laid out garden. The lounge offers ample room for table and chairs whilst the kitchen is well fitted and has both breakfast bar and space for dining. The utility / laundry room is a good sized room and the conservatory provides a comfortable venue for relaxing at the end of a hard day. The family room could easily be utilised as a third bedroom if required and with its access to the conservatory would be ideal as self contained living space for an older relative if required. Benefiting from gas central heating and double glazing, this property offers ample storage provision and a large garage. The garden is landscaped and easily maintained and there is generous off-road parking. Viewing is recommended.

LOCATION

The property is situated in the pleasant residential area of Balloch, approximately 5 miles from the city centre. This area is served by a regular bus service and is within easy reach of all city centre amenities. Local amenities such as a primary school and shop are available in Balloch with further shops, a police station and church at nearby Culloden. Culloden Academy (for secondary school children) with its swimming pool and other community and leisure facilities is within easy reach. Pleasant woodland and scenic open country walks can be enjoyed close at hand.

DIRECTIONS

From Inverness, take the A96 road travelling towards Nairn. Just past the Tesco store, make a right turn at the next roundabout on to the Smithton/Culloden road. At the first set of traffic lights go straight on, through another set of lights and continue until you see a right turn to Balloch. Travel up Culloden Road, passing the primary school on the right and the turn off to Cherry Park (also on the right). Follow the road up passing Scotmid on the left and at the mini-roundabout go straight on. Pass the turn off to Torris Road on the right and number 54 is just beyond on the right hand side.

ACCOMMODATION

PORCH 2.12m x 1.70m (6'11" x 5'7")

Door with glazed panel opens from the front garden to the porch. Windows overlooking the garden. Tiled floor. Pendant ceiling light. Glass panelled door to the lounge.

LOUNGE 7.28m extending to 8.11m x 4.04m narrowing to 2.91m (23'11" - 26'7" x 13'3" - 9'7")

Set to the front of the property, this is a spacious room with windows overlooking the garden to front and side. Two radiators.



Gas fire set on stone hearth. Six branch ceiling light with co-ordinating three branch light. Carpet. Television aerial and telephone points. Glass panelled door to the hall. Opening to the kitchen/ dining room.



KITCHEN / DINING ROOM 5.02m x 2.96m (16'6" x 9'9")

Set to the rear of the bungalow, this room is well fitted with wood fronted base and wall units incorporating breakfast bar. The working kitchen has vinyl flooring and integrated Neff circotherm double electric oven and gas hob with chimney style extractor hood. One and a half bowl stainless steel sink with drainer. Tiling along work surfaces. Wall shelving. Recessed area ideal for a fridge freezer. Door to shelved linen cupboard housing the hot water tank. Radiator. Window, with vertical blinds fitted, to the garden. The dining area is carpeted and is separated from the working kitchen by the breakfast bar. Both areas have three branch ceiling lights. Opening to the lounge. Sliding doors to the utility room.



UTILITY / LAUNDRY ROOM 3.34m x 2.88m (10'11" x 9'5")

Set to the rear of the property, this room is well proportioned with both door and window to the garden. Vinyl flooring. Fitted base and wall units incorporating stainless steel sink with drainer. Plumbed for



a washing machine and dishwasher and vented for a dryer. The dishwasher and dryer may be available subject to negotiation. Ceiling mounted clothes drying pulley. Fluorescent strip light. Wall shelving. Tiled along work surfaces. Radiator. Heating boiler. Opening to small inner vestibule.

INNER VESTIBULE

This small carpeted area is accessed via the utility room and leads to bedroom 1 and the study. Pendant ceiling light. Hatch to loft space.

BEDROOM 1 3.68m x 3.67m (12'1" x 12'0")

Set to the front of the property, this is another good sized double with triple mirrored doors to a large fitted wardrobe with hanging rails and shelving. Carpet. Pendant ceiling light, triple ceiling mounted spotlights above wardrobe area and two wall mounted spotlights. Wall shelving. Telephone point. Door to the en-suite.



EN-SUITE BATHROOM 2.71m x 1.60m – 1.93m (8'11" x 5'3" – 6'4")

Fitted with a pale grey suite incorporating raised, large bath with shower, curtain and rail above, w.c. and vanity wash hand basin with tiled splash-back and cupboard below. Carpet. High level opaque window. Ceiling light. Wall mounted mirrors with lights above each. Shaver point. Towel rail. Tiling around bath and shower. Corner shelving units.

STUDY / BEDROOM 4 3.68m x 1.63m (12'1" x 5'4")

Currently fitted out with desk and shelving and used as a study, this room could easily be converted back to a small single bedroom if preferred. Radiator. Telephone point. Window to the rear. Carpet. Fluorescent strip light.

HALL 2.22m x 1.05m (7'3" x 3'5")

Accessed from the lounge, the hall has doors opening to the family room / bedroom 3, bathroom and bedroom 2. Carpet. Pendant ceiling light. Smoke detector. Hatch to large floored loft space with shelving and light. Door to deep cupboard housing the electric consumer unit, coat hooks, shelving and light.

BATHROOM 1.67m x 2.66m – 3.50m (5'6" x 8'9" – 11'6")

Nicely modernised with a white suite comprising bath with shower and screen above, w.c. and wash hand basin with tiled splash-back. Radiator. Carpet. Wall mounted mirror with light incorporating shaver point above. Wall mounted shelving units. Ceiling light. Opaque window to the rear with roller blind fitted. Tiling around bath and shower.



FAMILY ROOM / BEDROOM 3 3.65m x 3.51m (12'0" x 11'6")

This is a nicely proportioned room, currently used as a family room, but could be utilised as a bedroom if preferred. Carpet. Radiator. Pendant ceiling light. Television aerial connection. Sliding door to the conservatory.

CONSERVATORY 3.68m x 3.32m (12'1" x 10'1")

Set to the rear of the property, this is a lovely room, which overlooks the garden. French doors to rear and further sliding door to the side door. Ceramic flooring. Triple ceiling light with fitted fan operated by remote control. Radiator. This is a superb room for relaxing in, especially on a summer's evening.



BEDROOM 2 4.05m x 2.31m (13'3" x 7'7")

Set to the front, this is a well proportioned double room with window overlooking the garden. Carpet. Pendant ceiling light. Wall mounted mirror. Radiator. Double sliding doors to fitted shelved wardrobe.



GARAGE

Set to the side of the property, the garage is much wider than the average single garage. Power and light. Door and window to the rear garden. Up and over door to the front. The roof has recently been replaced with a Planwell steel roof.



Family Room / Bedroom 3



GARDEN

The front garden is laid to grass with planted borders and a large area is set to gravel allowing generous driveway parking. Views from the front garden can be enjoyed down Culloden Road to the Moray Firth and Black Isle. The rear garden is completely enclosed and has been landscaped with three paved patio areas (ensuring full advantage is taken of the sunny aspect) and a section laid to grass. Brick built barbecue. Water tap. Rotary clothes dryer. Gravelled area with log store and low level shed. Exterior power points and lighting.

The layout of the garden lends itself perfectly for relaxing or entertaining in the summer months.



HEATING

The subjects benefit from gas central heating.

GLAZING

The house is fully double glazed.

EXTRAS

The fitted floor coverings, blinds, double oven, hob and extractor hood are included in the sale price. The dishwasher and tumble dryer may be available subject to negotiation.

COUNCIL TAX

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 or the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 54 CULLODEN ROAD, INVERNESS."

REF: MFLFB

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 253911.

Fax: (01463) 711083.

E-MAIL: lburns@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

