



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



26 REDBURN AVENUE, CULLODEN, INVERNESS, IV2 7AZ

Only by viewing this totally refurbished spacious detached bungalow can one appreciate the quality of workmanship and finishings which have gone into it to produce a home ready to walk into. With a brand new fitted kitchen incorporating integral appliances, new carpets throughout, completely re-decorated and with the addition of fitted wardrobes in most of the bedrooms, this property is well worth considering by anyone looking for a comfortable family home in walk in condition. The property benefits from gas central heating, is fully double glazed and has private enclosed gardens to the rear.

ENTRANCE VESTIBULE, CLOAKROOM, LOUNGE/DINING,
KITCHEN, THREE BEDROOMS, BATHROOM.
GAS CENTRAL HEATING. DOUBLE GLAZED. GARDENS.

FIXED PRICE £185,000

HSPC REF NO: 41567

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GARDENS

The garden to the front which are open plan, has recently been laid with a new turfed lawn giving a pleasing outward appearance to the property. There is a lovely selection of mature shrubs to the front. Drive to the side providing off street parking. A gate with fencing to the side gives access round to the gardens at the rear. These are enclosed with mature hedging giving a high degree of privacy. There is a stone built bar-b-que with south facing patio area making an ideal area to relax. Garden shed with lean to, to the side.

LOCATION

Redburn Avenue is ideally located close to the regular bus services to and from the city centre which is approximately three miles away. Locally there is a small shopping centre where a good variety of shops, amenities can be found including the Co-op store, butcher, chemist, doctors surgery and takeaway. Culloden Academy which boasts a swimming pool and gym, provides secondary education whilst primary education is catered for at the nearby Duncan Forbes Primary School. There are excellent air and rail links from Inverness with the Airport located approximately

6 miles from Culloden and the railway station located in the centre of the city.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule which has a window to the side and access to the cloakroom. Carpet.

CLOAKROOM

Approx. 1.99m x 1.06m (6'6" x 3'6")

The cloakroom is furnished with a newly fitted dual flush WC and wash hand basin with mirror above. Frosted window to the front and carpet completes this room.

LOUNGE/DINING

Approx. 6.90m x 3.68m (22'8" x 12'1")

The lounge is a lovely bright spacious room with ample space at the rear for dining. A feature of this room is the bay window to the front with a further window to the side. A fifteen pane glazed door gives access through to the kitchen and a further door off the dining area leads to the rear hall. This room is finished with a new carpet.



KITCHEN

Approx. 3.02m x 2.78m (9'10" x 9'2")

The kitchen has been fitted with a good supply of modern floor based units and wall mounted cupboards providing good storage and working areas, with under unit lighting giving a pleasing finish. Integrally fitted is the dishwasher, and fridge, together with a gas hob and electric oven under with pull out cooker hood above. Located under the work counters is the automatic washing machine and tumble dryer, both of which may be available under separate negotiation. The central heating boiler is located within a wall mounted cupboard. Stainless steel sink with drainer. There is a part glazed door with window to the side, providing access out to the side of the property. Attractive laminate tiled flooring, together with inset downlighters gives the kitchen a lovely finish.

REAR HALL

The rear hallway gives access to three bedrooms and bathroom. There is a cupboard which houses the water tank with a shelf above providing storage. Hatch opens to unfloored loft space.

BEDROOM 1

Approx. 3.75m x 3.74m (12'4" x 12'3")

Bedroom one is a double room located to the rear of the property. This room benefits from new built in fitted wardrobes providing excellent hanging space, shelving and good storage. This is a lovely bright room by virtue of the sliding patio doors out to the rear. New carpet completes Bedroom one.

BEDROOM 2

Approx. 3.62m x 2.73m (11'10" x 9'0")

The second bedroom is a bright, double room located to the rear. Carpet.

BEDROOM 3

Approx. 3.08m x 2.47m (10'1" x 8'1")

Bedroom three is a good sized single bedroom with a window to the side. This room is finished with carpet.

BATHROOM

Approx. 2.19m x 2.02m (7'2" x 6'8")

The bathroom is furnished with a dual flush WC, wash



hand basin and bath with newly installed electric shower over and screen to the side. There is a ladder style heated towel rail, extractor fan and frosted window to the side. A lovely feature of the bathroom is the wood lining to dado height and ceiling giving a pleasing finish. Carpet completes this room.

HEATING

Gas central heating.

GLAZING

Double glazed.

SERVICES

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

COUNCIL TAX BAND

Band "E"

EXTRAS INCLUDED

All fitted carpets/floor coverings, gas hob, electric oven, cooker hood, dishwasher, fridge, vertical blinds fitted throughout and roman blinds.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

DIRECTIONS

On entering Redburn Avenue, take the first right into the cul-de-sac and number 26 is the third house on the left hand side.

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.