



Innes & Mackay

18 CULDUTHEL MAINS GARDENS, INVERNESS, IV2 6RD

- WELL PRESENTED DETACHED VILLA LOCATED IN A QUIET STREET IN THE POPULAR CULDUTHEL MAINS AREA
- WELL-PROPORTIONED ACCOMMODATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- BATHROOM, ENSUITE & WC
- BEAUTIFULLY MAINTAINED GARDENS
- AMPLE OFF-STREET DRIVEWAY PARKING

**OFFERS OVER
£265,000**



PROPERTY DESCRIPTION

This well presented three bedroom detached villa is located in a quiet street in the popular Culduthel Mains area of Inverness. Convenient for local schools and amenities, this property boasts well-proportioned accommodation, beautifully maintained private rear garden and ample parking. Early viewing is recommend for this desirable family home.

LOCATION

This property is pleasantly located in Culduthel Mains Gradens which is a quiet development located a short distance from the Southern Distributor Road. This road provides easy access to the Inshes Retail Park which has a good selection of shops, the Asda superstore at Slackbuie and Tesco at Dores. There is a regular bus service to and from the city centre and local schooling is provided by Lochardil Primary whilst secondary education is provided by Inverness Royal Academy. The Gaelic Primary School is nearby too.

GARDEN

The lengthy gravel driveway to the front of the property provides ample off-street parking for a number of vehicles. The remainder of the garden is laid to lawn and bordered with mature hedging. A wooden gate to the side of the property, provides access to the enclosed rear garden. The rear garden is mainly laid to lawn and planted with an array

of mature colorful plants and shrubs, together with three raised vegetable beds. The garden also features a lovely decking area and garden shed. There is a gate from the rear garden, providing access to the open field behind which is ideal for dog walkers.

ENTRANCE HALLWAY

The hallway is laid with laminate and open to the staircase. Access is provided to the lounge, kitchen, dining room and WC. There is a deep understair cupboard providing ample storage.

LOUNGE

4.81 x 2.54 (15'9" x 8'3")

This comfortable room enjoys a good degree of natural light, courtesy of a window to the front elevation. Laminate flooring completes this space.

KITCHEN

3.07 x 2.13 (10'0" x 6'11")

The kitchen is fitted with wall mounted and floor based units with worktop, 1 1/2 stainless steel sink with drainer, integrated oven with gas hob and extractor fan, under counter fridge and under counter freezer. There is a window to the rear elevation.

WC

1.83 x 1.00 (6'0" x 3'3")

This room is furnished with a wash hand basin and WC.



STAIRCASE TO LANDING

The carpet staircase proceeds to the landing, where access is provided to the three bedrooms and bathroom. There is a storage cupboard and hatch to the loft space.

BEDROOM 1

3.62 x 3.50 (11'10" x 11'5")

Bedroom one, located to the front, is laid with carpet and benefits from wall mounted wardrobes fitted with mirrored sliding doors. This room is laid with carpet and access is provided to the ensuite.

ENSUITE

1.93m x 1.80m (widest points) (6'3" x 5'10" (widest points))

The ensuite is laid with vinyl and furnished with a wash hand basin, WC, shower cubicle with mains shower, heated towel rail and shaving point.

BATHROOM

3.03 x 1.95 (9'11" x 6'4")

The bathroom is furnished with a wash hand basin, WC, bath with mains shower and extractor fan and finished with vinyl flooring.

BEDROOM 2

3.65 x 2.74 (11'11" x 8'11")

The second bedroom is a well-proportioned double room laid with carpet. This room has a window to the rear,

enjoying views over the rear garden and field beyond.

BEDROOM 3

2.48 x 2.30 (8'1" x 7'6")

The third bedroom is a single room laid with carpet. There is a window to the rear elevation.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Ample parking for a number of vehicles

COUNCIL TAX BAND - E

EPC BAND - C

SERVICES

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

EXTRAS INCLUDED

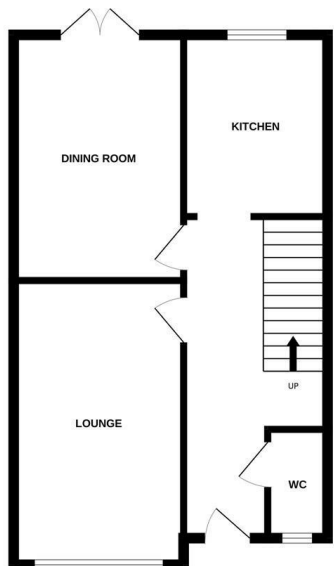
All fitted carpets, floor coverings, window fittings and light fixtures.

VIEWING ARRANGEMENTS

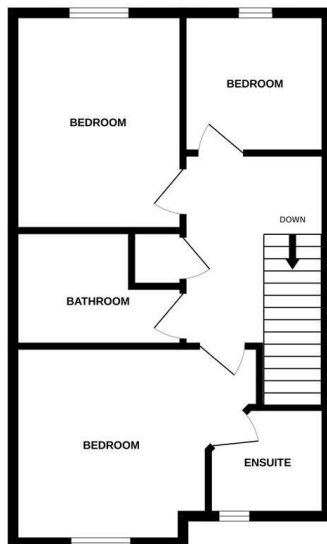
Through Innes and Mackay property department on 01463 251200.



GROUND FLOOR



1ST FLOOR







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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