

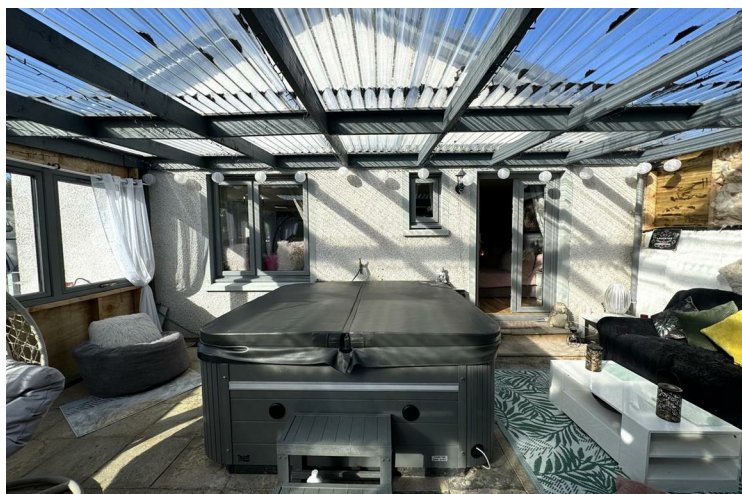


Innes & Mackay

**PINEMHOR, 43 SUNNYSIDE,
CULLODEN, INVERNESS, IV2 5ES**

- FOUR BEDROOMS MASTER EN-SUITE
- DETACHED BUNGALOW
- POPULAR SOUGHT AFTER AREA
- OIL FIRED CENTRAL HEATING
- TWO LOG BURNERS
- FANTASTIC FAMILY HOME

**OFFERS OVER
£300,000**



DESCRIPTION

This beautifully presented four bedroom detached bungalow is located in a quiet residential area on the outskirts of Inverness, within easy reach of popular schools and further local amenities. The property offers well proportioned accommodation and would be a comfortable home for the growing family. Sitting on a generous plot, enjoying ample off-street parking and an enclosed ear garden, Pinemhor represents a rare opportunity to acquire such a deceptively spacious home set in a sought after location.

LOCATION

This desirable property is located in the sought after and established residential development of Sunnyside approximately six miles from Inverness city centre. In close proximity to the famous Culloden Battlefield, Pinemhor benefits from being located within a quiet area within easy commuting distance of the Beechwood Business Park, Raigmore Hospital and all amenities found within Inverness. More locally at Balloch and Culloden village there are a range of shops and amenities, together with the local Primary School. Secondary schooling is available at the nearby Culloden Academy which also has a community leisure complex and swimming pool. School buses provide transport to both schools and there is a regular bus service to and from the city centre. The location of this property is also convenient for air links at Dalcross airport.

GARDENS

The front garden has two access points and offers ample off-street parking space for a number of vehicles. Laid with lock block, this garden has a variety of trees adding a degree of privacy and opens to the rear garden via a six foot timber gate. The rear garden has two decking areas and a patio area, all acting as ideal space for outdoor entertaining. The decking area immediately accessed from the master bedroom, currently houses a hot tub which will be removed by the sellers prior to selling and located off here is a further shed which

has power and light. This area is fully covered by perspex roofing. There is a children's playpark located immediately to the rear of the property, ideal for young families.

ENTRANCE VESTIBULE

Front door with glazed panel to the side, opens into the bright and airy entrance vestibule which is laid with engineered oak flooring giving a pleasing finish to the entrance.

HALLWAY

The L-shaped hall is floored with engineered oak and provides access to the dining/family room via an open archway. The hallway also allows access to three bedrooms, bathroom and a hatch opens to access the partially floored loft space. A single built in cupboard provides good storage.

LOUNGE

5.31m x 3.43m (17'5" x 11'3")

The spacious lounge is a comfortable room which has been floored with engineered oak flooring and has fireplace housing the log burner set on a slate hearth which acts as a pleasing focal point. A large window to the front elevation provides a good degree of natural light.

DINING/FAMILY ROOM

5.30m x 3.67m (17'4" x 12'0")

This large room could be utilized for a variety of different purposes depending on the owners' needs. Currently being used as a dining/family room, this space is floored with engineered oak and a brick fireplace with wood burning stove makes for an attractive feature within this room which has archways opening to both the lounge and kitchen. An integrated cupboard with light and fitted shelving offers ample storage as does a second built in cupboard with fitted shelving. This room also gives access through to the inner hall.



KITCHEN

4.91m x 4.53m (16'1" x 14'10")

The kitchen is floored with Amtico flooring and is fully fitted with a combination of wall mounted and floor based units with granite worktop, Belfast sink, Belling Range cooker with 7 burners (fed by LPG gas cylinder), integrated dishwasher, tiled splashback, under unit lighting and space for numerous appliances. French doors open to the garden and coupled with a window to the rear, provide a generous degree of natural light.

INNER HALL

Located off the family room is the inner hall which provides access to the master bedroom, en-suite shower room, dressing room and steps leading down to the Utility room.

UTILITY ROOM

3.53m x 2.63m (11'6" x 8'7")

This room, which was previously the garage, has been converted to a modern Utility room housing floor based and wall mounted units all providing good storage and working areas. Inset in the work counter is a small induction hob with extractor hood over and located below the window to the front is the circular stainless steel sink with drainer to the side. There is space for a tumble dryer and plumbing for a washing machine along with room for a fridge freezer. Attractive tiling between the units, modern flooring and part glazed door to the side, complete this room.

DRESSING ROOM

2.18m x 1.59m (7'1" x 5'2")

The walk in dressing room provides ample storage along with hanging space and shelving.

EN-SUITE

2.33m x 1.46m (7'7" x 4'9")

The fully tiled en-suite is furnished with a modern suite comprising a

walk in cubicle housing a mains shower, wash hand basin set in a vanity unit with storage under and a WC. A wall mounted, mirror fronted cabinet provides additional storage. Chrome ladder style heated towel rail, downlighters and under floor heating complete this room.

MASTER BEDROOM

5.09m x 3.38m (16'8" x 11'1")

The master bedroom is a generous sized room with french doors opening out to the rear together with a small window. This room, laid with laminate flooring has ample room for free standing wardrobes, which will be included in the sale.

MAIN HALLWAY

Located off the main hallway are three further bedrooms and the family bathroom. A single built in cupboard provides good storage and a hatch allows access to the loft space. Laminate flooring gives this area a pleasing finish.

BEDROOM 2

4.61m x 3.45m (15'1" x 11'3")

Bedroom two is a good sized room located to the front elevation and benefits from wooden flooring giving a pleasing finish. Good storage is provided by a recessed area with drawers under.

BEDROOM 3

3.66m x 3.17m (12'0" x 10'4")

Bedroom three is a double room located to the rear elevation and is laid with laminate flooring.

BEDROOM 4

2.69m x 2.67m (8'9" x 8'9")

The fourth bedroom is a good sized room located to the rear elevation and benefits from laminate flooring.



FAMILY BATHROOM

2.65m x 1.77m (8'8" x 5'9")

The family bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and bath with mains shower over and screen to the side. The fully tiled bathroom has a window to the rear, large wall mounted mirror and downlights giving a pleasing finish.

HEATING

Oil fired central heating together with two log burning stoves in the lounge and family room. The central heating boiler has been recently installed within the past three years.

GLAZING

Fully double glazed.

SERVICES

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

COUNCIL TAX

Band E

EPC RATING

Band D65

HOME REPORT

The Home Report can be downloaded via www.hspc.co.uk

EXTRAS INCLUDED

All fitted carpets, floor coverings, integrated dishwasher, gas range cooker, fridge freezer in the Utility room and the garden shed.

ENTRY

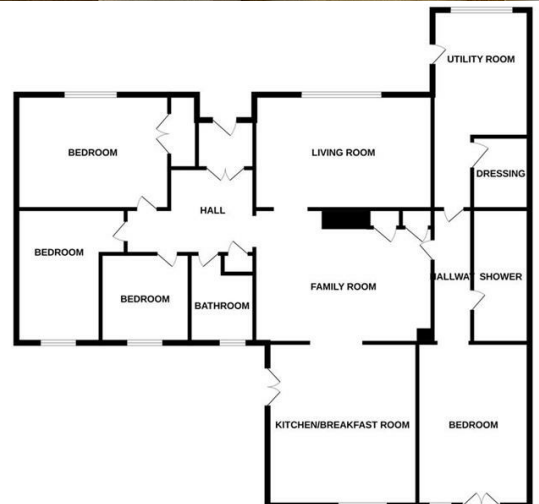
To be mutually agreed.

VIEWING

Viewing is strictly through Innes and Mackay (01463) 251200.







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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