



Innes & Mackay

## 11 Moray Park Lane, Inverness, Inverness IV2

- DETACHED BUNGALOW LOCATED IN THE POPULAR CULLODEN AREA OF INVERNESS
- THREE DOUBLE BEDROOMS
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- MODERN KITCHEN
- DETACHED GARAGE WITH POWER
- GAS CENTRAL HEATING

**OFFERS OVER  
£250,000**





## PROPERTY DESCRIPTION

Located within a quiet cul-de-sac in the popular Moray Park area of Culloden, this three-bedroom detached bungalow offers well-proportioned accommodation throughout. Boasting off-street driveway parking, along with immaculate front and rear gardens, this home would be ideal for a variety of buyers. Early viewing is recommended.

## LOCATION

The property is situated in the pleasant residential area of Culloden, which is served by a regular bus service and is within easy reach of all city centre amenities. The Culloden Shopping Centre provides for all your local needs including doctor's surgery, chemist, general store, butcher, hot food takeaway and hairdressers. There is a large Harry Gow bakery at nearby Smithton and bar diner, hotel and churches all within easy reach. Primary school children would attend Duncan Forbes Primary School while older children would attend Culloden Academy, which is a community school with swimming pool. Dalcross Airport is approximately 5 miles away and there are pleasant woodland walks close by all adding to the appeal of the location.

## GARDEN

The garden to the front is laid with gravel tiers for ease of maintenance and has been planted with a pleasing variety of mature shrubs and plants all adding to the external appeal. The lengthy driveway proceeds along side the property providing access to the detached garage with a wrought iron gate opening through to the rear garden. Enclosed with high wooden fencing and mature trees, the rear garden is split over two levels, with steps leading up to a South facing patio area from which to enjoy the all day sun. Deep borders containing a pleasing array of shrubs gives a pleasing finish and degree of privacy here.

## ENTRANCE HALLWAY

The front door opens into the entrance hallway, which is laid with carpet. Access is provided to the lounge.

## LOUNGE

4.36 x 4.09 (14'3" x 13'5")

The lounge is laid with carpet and enjoys a large bay window to the front elevation, providing a good degree of natural light. Access is provided to the



kitchen and rear hall.

## KITCHEN

3.23 x 2.98 (10'7" x 9'9")

The kitchen is fitted with an excellent range of modern wall mounted and floor based units with marble effect worktop, gas hob with extractor hood over, integral oven and fridge freezer. The breakfast bar provides an informal dining and working area. Located below the window to the front is the one and a half bowl composite sink with drainer to the side and inset in the work counter is the gas hob with extractor hood over. This room is laid with vinyl and access is provided through to the utility room.

## UTILITY ROOM

2.98 x 1.54 (9'9" x 5'0")

The utility room has a part glazed door to the side elevation, providing access to the rear garden. This room is laid with vinyl flooring and fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer and has space for a washing machine and tumble dryer.

## HALLWAY

The hallway to the rear is laid with carpet and provides access to three bedrooms and wet room. There are two storage cupboards, one of which houses the boiler.

## BEDROOM 1

3.51 x 2.70 (11'6" x 8'10")

Bedroom one is a bright, double room laid with carpet and located to the rear elevation. This room benefits from built in triple wardrobes with sliding mirror doors and its own ensuite.

## ENSUITE

2.07 x 1.37 (6'9" x 4'5")

The ensuite is furnished with a wash hand basin, WC, quadrant shower cubicle with electric shower and extractor fan. There is a window to the side elevation and vinyl flooring completes this room.

## BEDROOM 2

2.99 x 2.69 (9'9" x 8'9")

Bedroom two is another double room laid with carpet. This room benefits from double integral wardrobes and has a window to the rear elevation.





## BEDROOM 3

2.96 x 2.27 (9'8" x 7'5")

The third bedroom is located to the side and benefits from a double integral wardrobe. Carpet completes this room.

## WET ROOM

2.99 x 1.51 (9'9" x 4'11")

The wet room is furnished with WC, wash hand basin and walk in shower cubicle housing a mains shower and enclosed with a screen. Wet wall, tiling and vinyl flooring complete this room.

## HEATING

Gas central heating

## GLAZING

Double glazing

## PARKING

Off-street driveway parking. Detached garage.

## COUNCIL TAX BAND - E

## EPC BAND - C

## SERVICES

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

## EXTRAS INCLUDED

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

## VIEWING ARRANGEMENTS

Through Innes and Mackay on 01463 251200.



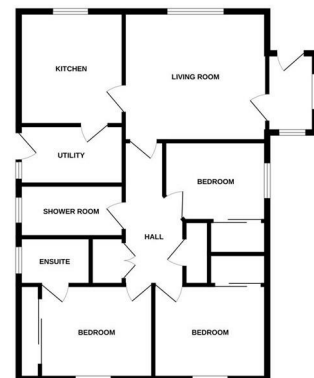








GROUND FLOOR



These plans are intended to provide a general impression of the property and are not to be relied upon for exact measurements. The actual layout of the property may vary from the plans shown. The plans are provided for information only and are not to be used for any other purpose.

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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