



Innes & Mackay

22 ERISKAY ROAD, CULCABOCK, INVERNESS, IV2 3LX

- IMMACULATE DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION THROUGHOUT
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- WELL-MAINTAINED GARDENS
- DOUBLE GARAGE
- VIEW OVER CULCABOCK GOLF COURSE

**OFFERS OVER
£425,000**



PROPERTY DESCRIPTION

Located in the popular Culcabock area of Inverness, this immaculately presented detached bungalow offers generous living space and easy access to local amenities. The property comprises a bright lounge/dining room, well-appointed kitchen, utility room, four comfortable double bedrooms, and two bathrooms. Situated on a corner plot, the garden is well maintained and enjoys views over Culcabock Golf Course. Early viewing is recommended for this desirable family home.

LOCATION

The property is situated in a quiet cul-de-sac in the Culcabock area of town. This popular residential area is within walking distance of the city centre with all its amenities. Children would attend Crown Primary School, whilst older children would go to Millburn Academy, both of which are within easy reach. A large park and Inverness Golf Club are nearby. Kingsmills shopping area with a newsagent/general store, chemist, delicatessen, tearoom, hairdresser and bakers shop is a short distance away. Doctors and dental surgeries, church, vet and optician together with hotels are all within easy reach.

GARDEN

The beautiful well-maintained garden boasts an array of attractive plants, shrubs and bushes. The garden to the front enjoys views over Culcabock Golf Course. It is laid to

lawn and houses a garden shed. To the side, there is a patio area and a gravel section with a rockery and water feature. A large summer house with composite decking and LED lighting, provides a lovely area to sit and enjoy the sun. A lengthy driveway to the rear of the property provides parking for a number of vehicles and leads to the double garage which benefits power.

ENTRANCE VESTIBULE

The entrance vestibule is laid with vinyl and benefits from a double integral storage cupboard. Access is provided through to the hallway.

HALLWAY

The lengthy L shaped hallway provides access to the lounge/dining room, kitchen, four bedrooms and bathroom. There is a double storage cupboard housing the boiler and two single cupboards providing further storage. A ceiling hatch with ladder provides access to the partially floored loft space.

LOUNGE/DINING ROOM

9.89m x 6.32m (32'5" x 20'8")

Overlooking the garden and Culcabock Golf Course, this generous sized room provides ample space for living and dining furniture. The lounge area is laid with carpet and the dining area is laid with laminate. Patio doors open to side garden.



KITCHEN

6.10m x 2.77m (20'0" x 9'1")

The kitchen is laid with vinyl and fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, integral double oven, ceramic hob, extractor hood and a small breakfast bar.

There is a window to the rear elevation and access is provided to the utility room.

UTILITY ROOM

3.61m x 2.38m (11'10" x 7'9")

This room is laid with vinyl and fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer and space for washing machine and dishwasher. There is a window to the rear elevation and a door providing access to the side garden.

BEDROOM 1

3.60m x 3.41m (11'9" x 11'2")

Located to the front of the property, bedroom one is a double room laid with carpet and benefits from ample wall mounted wardrobes and storage units.

ENSUITE

2.37m x 1.95m (7'9" x 6'4")

The ensuite is furnished with a wash hand basin and WC with fitted storage, shower cubicle with shower and heated towel rail. There is a window to the front elevation.

BEDROOM 2

3.99m x 3.39m (13'1" x 11'1")

The second bedroom is another double room located to the rear of the property. This room is laid with laminate flooring and benefits from a triple integral wardrobe with sliding doors.

BEDROOM 3

3.93m x 3.41m (12'10" x 11'2")

Located to the rear, this double room is laid with carpet and benefits from wall mounted wardrobes and storage.

BEDROOM 4

3.83m x 3.58m (12'6" x 11'8")

The fourth bedroom is another comfortable double room laid with carpet and benefits from a double integral wardrobe with mirrored sliding doors. There is a window to the front elevation.

BATHROOM

3.69m x 1.77m (12'1" x 5'9")

The modern family bathroom is furnished with a wash hand basin with storage, WC, large shower cubicle with shower, Jacuzzi bath and heated towel rail. Attractive tiling and luxury vinyl tile flooring completes this room.

GLAZING

Double glazing



HEATING

Gas central heating. Hive control.

Through Innes and Mackay Property Department on 01463 251200.

PARKING/GARAGE

Ample driveway parking. Attached double garage with power and water.

COUNCIL TAX BAND - G

EPC BAND - C

SERVICES

Mains water, drainage, gas, electricity, solar panels, full fiber broadband and TV points.

EXTRAS INCLUDED

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

VIEWINGS ARRANGEMENTS







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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