



Innes & Mackay

31 MORAY PARK WYND, CULLODEN, INVERNESS, IV2 7FZ

- DETACHED FAMILY HOME LOCATED IN THE POPULAR CULLODEN AREA OF INVERNESS
- VIEWS ACROSS TO THE MORAY FIRTH
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- STUDY
- ENCLOSED REAR GARDEN
- AMPLE DRIVEWAY PARKING

**OFFERS OVER
£330,000**



PROPERTY DESCRIPTION

Located in the sought after Moray Park area of Inverness, this well-presented family home offers generously proportioned accommodation throughout and enjoys fantastic views across the Moray Firth. The property comprises three reception rooms, four bedrooms, study, family bathroom, and an en-suite. Additional features include ample off-street parking, gas central heating, and double glazing, all of which adds to the appeal of this desirable property.

LOCATION

The property is located in the popular Culloden area, which is an established residential area, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities at nearby Culloden Shopping Centre including doctor's surgery, chemist, general store, butcher and hairdressers. There are further shops at Smithton offering a convenience store and barbers. There is primary schooling nearby at Duncan Forbes primary school and secondary education provided at Culloden Academy. Culloden Academy also has a community leisure centre and swimming pool on site. There are good bus links to the city centre which provides a full range of shops and leisure facilities. There is easy access to the University campus, the A96 and A9 and the property is within commuting distance to Inverness or Nairn.

GARDENS

The garden to the front of the property is laid to lawn with a paved path proceeding to the front door. There is an area laid with gravel providing ample off-street parking. A wooden gate

to the side of the property provides access to the enclosed rear garden. The garden is predominately laid to lawn, bordered with mature shrubs and enjoys a small patio area providing an ideal space for outdoor entertaining. A timber shed with power and work bench provides additional storage.

ENTRANCE HALL

The welcoming hallway is laid with wooden flooring and open to the staircase. Access is provided to the lounge, kitchen, WC and study. There is an under-stair cupboard providing some storage space.

LOUNGE

5.47m x 4.19m (17'11" x 13'8")

The bright and airy lounge is laid with wooden flooring and has two windows to the front elevation. This comfortable room provides access to the dining room.

DINING ROOM

3.38m x 3.31m (11'1" x 10'10")

Laid with wooden flooring, this room provides an ideal space for dining furniture. Patio doors to the rear, provides access to the enclosed garden. Access is also provided to the kitchen.

KITCHEN

3.32m x 2.96m (10'10" x 9'8")

The kitchen is fitted with a combination of wall mounted and floor based units with work top, 1 1/2 stainless steel sink with drainer, integrated oven, gas hob, extractor hood, integrated dishwasher and small breakfast bar. This room is partially



open to the family room and has a window to the rear elevation. Laminate flooring completes this space.

FAMILY AREA

3.03m x 2.34m (9'11" x 7'8")

This space could be utilised as a dining area or family area. It is laid with laminate and has a window to the rear elevation. Access is provided to the utility room.

UTILTY ROOM

3.00m x 2.30m (9'10" x 7'6")

The utility room is fitted with ample wall mounted and floor based units with worktop, stainless steel sink with drainer, washing machine and tumble dryer. There is a storage cupboard housing the gas boiler. This room is laid with laminate and access is provided to the side of the property,

WC

1.90m x 1.00m (6'2" x 3'3")

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

STUDY/BEDROOM 5

4.07m x 2.27m (13'4" x 7'5")

This room is laid with carpet and has two windows to the front elevation.

STAIRCASE TO LANDING

The carpeted staircase proceeds to the landing where access is provided to the four bedrooms, bathroom and storage

cupboard housing the water tank. The ceiling hatch provides access to the loft space.

BEDROOM 1

3.58m x 2.97m (11'8" x 9'8")

Located to the rear elevation, this good sized double room is laid with carpet and benefits from a triple integral wardrobe fitted with mirrored sliding doors. Access is provided to the en-suite shower room.

ENSUITE

2.53m x 1.16m (8'3" x 3'9")

The en-suite is laid with tiled flooring and furnished with a wash hand basin, WC, shower cubicle with mains shower and wall mounted vanity unit. There is a window to the side elevation.

BEDROOM 2

3.59m x 2.76m (11'9" x 9'0")

Bedroom two is another double room laid with carpet and benefits from an integral wardrobe with sliding doors. There is a window to the rear elevation enjoying views across to the Moray Firth.

BATHROOM

2.01m x 1.68m (6'7" x 5'6")

The bathroom is furnished with a wash hand basin, WC and bath with electric shower. There is a window to the front elevation and tiled flooring completes this room.



BEDROOM 3

3.54m x 2.76m (11'7" x 9'0")

Bedroom three is another bright double room laid with carpet.

There is a window to the front elevation.

BEDROOM 4

3.56m x 2.57m (11'8" x 8'5")

Located to the front of the property, this bedroom is laid with carpet and benefits from a deep single wardrobe.

PARKING

Ample driveway parking

GLAZING

Double glazing

HEATING

Gas central heating. Electric under floor heating in dining room and ensuite.

COUNCIL TAX BAND - F

EPC BAND - C

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures, washing machine and tumble dryer.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 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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