



Innes & Mackay

4 Lochlann Crescent, Culloden, Inverness IV2 7DU

- ONE BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED WITHIN A QUIET CUL-DE-SAC
- SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR

**Offers Over
£140,000**



PROPERTY DESCRIPTION

This one bedroom semi-detached bungalow is situated in a quiet cul-de-sac in the sought-after Culloden district of Inverness. The property which benefits from well-proportioned accommodation throughout, would be an ideal first time buy or buy to let investment. Early viewing is recommended.

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.

GARDEN

The lengthy garden to the front of the property is laid with gravel chips for ease of maintenance, with a variety of well-maintained shrubs and bushes. There is a driveway to the side with wooden gate leading to

the rear. The rear garden is enclosed by timber fencing and predominately laid with gravel chips, with paved pathway leading to the rear door. There is small patio area providing an ideal space for garden furniture.

ENTRANCE VESTIBULE

The entrance vestibule is laid with carpet and provides access to the lounge. There is an integral cupboard fitted with shelving, providing ample storage.

LOUNGE

4.78 x 2.99 (15'8" x 9'9")

The lounge is a generous size and benefits from a good degree of natural light, courtesy of a large window to the front elevation. Access is provided to the kitchen and hall. Laminate flooring completes this room.

KITCHEN

3.50 x 2.06 (11'5" x 6'9")

The kitchen is laid with vinyl flooring and fitted with a combination of wall mounted and floor-based units with worktop, stainless steel sink with drainer, electric hob with integral oven below and extractor hood above, washing machine and under counter fridge. There is a window to the rear elevation and access is provided to the rear garden.



HALL

The hall provides access to the bedroom, wet room and storage cupboard, where the hot water tank is located. A hatch provides access to the partially floored loft space.

BEDROOM

3.51 x 2.63 (11'6" x 8'7")

The bedroom is a double room, located to the rear elevation. This room is laid with carpet and benefits from an integral wardrobe with sliding mirrored doors.

WET ROOM

2.30 x 1.71 (7'6" x 5'7")

The wet room is furnished with a WC, wash hand basin, electric shower with half height doors, heated towel rail and extractor fan. Window to the side elevation and vinyl flooring complete this room.

HEATING

Electric storage heating.

GLAZING

Double glazing.

PARKING

Ample off-street driveway parking for three cars.

SERVICES

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

COUNCIL TAX BAND - B

EPC BAND - E

EXTRAS INCLUDED

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

VIEWING ARRANGEMENTS

Viewing through Innes and Mackay Property department (01463) 251200



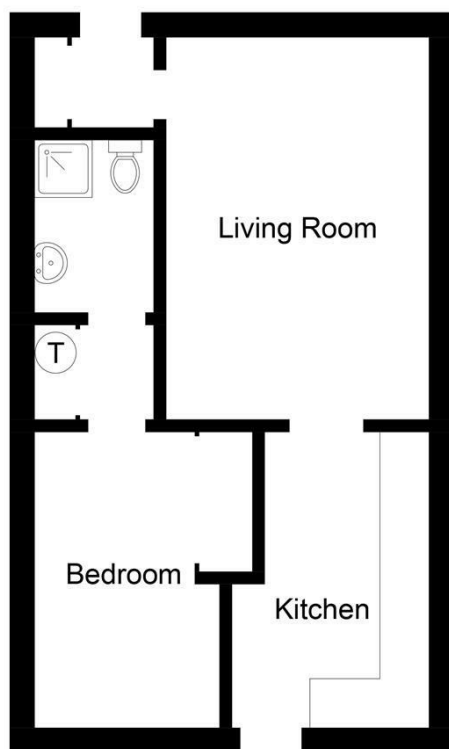


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1213734)

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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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