



Innes & Mackay

55 Blackthorn Road, Culloden, Inverness, IV2 7LA

- EXTENDED SEMI-DETACHED BUNGALOW
- LOCATED IN THE SOUGHT AFTER CULLODEN DISTRICT OF INVERNESS
- 3/4 BEDROOMS
- LOW MAINTENANCE GARDENS
- AMPLE OFF-STREET DRIVEWAY PARKING
- CONVERTED GARAGE INTO OFFICE/GYM AREA

Offers Over
£260,000



PROPERTY DESCRIPTION

Viewing comes highly recommended for this well presented semi-detached bungalow, located within a quiet cul-de-sac in the popular and sought after Culloden district area of Inverness. The property, which has recently been extended and modernised throughout, comprises of kitchen, spacious lounge, utility room, family bathroom, master bedroom with ensuite shower room, two double bedrooms and an additional bedroom currently used as a dining room. This home also benefits from gas central heating, single detached garage which has been converted into a gym/office space, workshop and enclosed gardens to the front and rear. Early viewing is advised to appreciate the accommodation on offer.

LOCATION

The property is located in the popular Culloden area of Inverness, approximately 4 miles from the city centre. There are local amenities near by at Culloden Shopping Centre, which includes a Co-op supermarket, A & I butchers, Harry Gow bakers, doctors surgery, chemist, takeaway and hairdressers. Primary schooling is available close by at Duncan Forbes Primary and secondary pupils would attend Culloden Academy, which also has a community leisure centre and swimming pool. The property lies within close proximity to Raigmore Hospital, Lifescan, Beechwood Business Park and the UHI campus. There is a regular bus service into the city centre routed nearby. There is easy access to the A96 and the property is within close commuting distance to Inverness Airport.

GARDEN

To the front, gravel driveway provides ample off-street parking for a number of cars and leads to the detached single garage. Front garden is laid to lawn, with a small border infilled with bark together with a paved pathway. Ranch-style fencing encloses the gardens here. To the rear, there is a large decking area running alongside the property, which provides an ideal space for outdoor entertaining. Beyond the decking there is an area laid to lawn, with wooden gate leading to the open area to the rear. A wooden shed sits on an area infilled with bark, all adding to the ease of maintenance.

ENTRANCE VESTIBULE

Front door opens into the vestibule, where a further door opens into the L-shaped hallway.

HALLWAY

The hallway provides access to the three bedrooms, bathroom, dining room, utility room and kitchen. There is a storage cupboard housing the combi boiler and access is provided to the partially floored loft space via a ceiling hatch.

KITCHEN

3.62 x 2.41 (11'10" x 7'10")

The kitchen, laid with vinyl flooring, is fitted with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the gas hob with electric oven under and extractor hood above along with a composite sink with drainer to the



side. There is a freestanding fridge freezer and dishwasher, both of which are included in the sale. A breakfast bar sits within the opening between the kitchen and the living area, offering an ideal spot for casual dining while maintaining an open flow between the rooms.

LOUNGE

4.61 x 3.85 (15'1" x 12'7")

The lounge, laid with carpet, is a bright room courtesy of the large windows to the rear elevation along with two velux skylights. Attractive views can be enjoyed from here across fields and towards the Black Isle. There is an electric fireplace with attractive surround, and French doors lead from here to the outside decking area.

BEDROOM 1 & ENSUITE

4.00 x 3.29 (13'1" x 10'9")

Bedroom one is a good-sized double room, laid with carpet. There is a window to the rear elevation, where views can also be enjoyed from here. Door opens through to the en-suite shower room.

ENSUITE SHOWER ROOM

2.48 x 0.81 (8'1" x 2'7")

The ensuite is furnished with a WC, wash hand basin with fitted storage below and shower cubicle housing electric shower. Heated towel rail, extractor fan and vinyl flooring completes this room.

BEDROOM 2

4.15 x 3.29 (13'7" x 10'9")

The second bedroom is a double room, located to the front elevation. Carpet.

BEDROOM 3

3.62 x 2.76 (11'10" x 9'0")

The third bedroom is also a double room, with window to the front. Carpet.

BATHROOM

2.61 x 1.67 (8'6" x 5'5")

The modern bathroom is furnished with a WC and wash hand basin set within a fitted vanity unit providing good storage.

There is a bath with mains shower over and folding screen to the side. Attractive wet wall surrounding the bath gives a pleasing finish to this room. Window to the side and vinyl flooring complete the bathroom.

DINING ROOM/BEDROOM 4

2.63 x 2.60 (8'7" x 8'6")

The dining room is laid with carpet and benefits from a window to the side elevation. This room could also be used as a single bedroom.

UTILITY ROOM

3.26 x 1.80 (10'8" x 5'10")

The utility room is fitted with wall mounted and floor based units with worktop, stainless steel sink with drainer to the side, freestanding fridge freezer and washing machine. Vinyl flooring and shelving complete this room.



DETACHED GARAGE

The rear of the garage has been converted into an office/gym space, with the front allowing for storage space. There is a wooden workshop running alongside the garage.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

Ample off-street driveway parking.

COUNCIL TAX BAND - D

EPC - B

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.
Solar panels which generate income from the National Grid.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, fridge freezer in kitchen and utility room, dishwasher, gas hob, oven and extractor hood. Wardrobes and chest of drawers in bedroom 1 are also included in the sale.

VIEWING ARRANGEMENTS

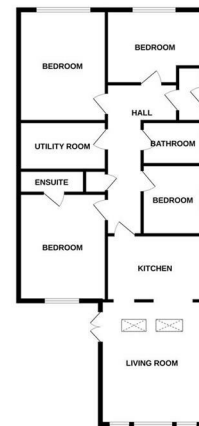
By appointment through Innes and Mackay on 01463 251200.







GROUND FLOOR



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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