



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**52 52 Moray Park Avenue, Culloden, Inverness, IV2 7LS**

**Offers over £240,000**

Beautifully presented 3 bedroom detached bungalow with mature garden ground and off street parking situated in a quiet cul-de-sac in the popular residential area of Culloden.

The home is well laid out with a large lounge, kitchen/dining area, newly modernised shower room and three good sized bedrooms with fitted wardrobes. There is ample storage space throughout.

The home benefits from gas central heating and double glazing.

Culloden shopping centre has a doctors' surgery, chemist, convenience store with post office, butchers and hairdressers. Primary school pupils attend Duncan Forbes Primary School and secondary pupils attend Culloden Academy, both of which are within walking distance. Culloden Academy benefits from a community leisure complex with a swimming pool.

A regular bus service runs to and from Inverness City Centre where an extensive range of retail, leisure and business facilities can be found. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

## Rooms

### Hallway

3'2" x 20'9" x 8'7" (0.98m x 6.34m x 2.62m)

Entrance door opening into the hallway with doors to lounge, 3 bedrooms, kitchen and shower room. Two storage cupboards, one with water tank and central heating boiler. Wall lights. Hatch to roof space with ladder. Smoke alarm and carbon monoxide detector. Laminate flooring.

### Lounge

15'7" x 10'10" x 3'6" (4.77m x 3.32m x 1.07m)

Window to front. Feature tongue and groove ceiling with spotlights. T.V. point. Carpet.

### Bedroom 1

8'9" x 9'9" (2.67m x 2.98m)

Window to front. Double wardrobe with louvre doors. T.V. point. Carpet.

### Bedroom 2

8'9" x 9'8" (2.67m x 2.96m)

Window to side. Double wardrobe with shelves. T.V. point. Carpet.

### Bedroom 3

9'9" x 10'5" (2.98m x 3.18m)

Window to rear. Triple mirrored wardrobes. Carpet.

### Kitchen/dining area

10'9" x 11'8" (3.28m x 3.56m)

Window to rear and door to side. Wall and base units with worktop and tiled splashback. Stainless steel double sink with left hand drainer. Plumbed for washing machine. Integrated double electric oven, gas hob and extractor. Dishwasher and fridge/freezer. Spotlights. Laminate flooring.

### Shower room

7'4" x 5'4" (2.25m x 1.65m)

Window to side. White WC and wash hand basin set in vanity unit with mirror and spotlight above. Shower cubicle with mains shower and wet wall. Two free standing cabinets. Vertical chrome towel radiator. Spotlights. Tiled flooring.

### Outbuildings

Two timber garden sheds and summerhouse situated on a decking area.

### Garden ground

The front garden is laid to lawn with a hedge and shrubs offering a degree of privacy. There is a gravelled driveway to the side of the property providing off street parking for two cars. A paved path leads to the entrance door and there is a side gate leading to the side and rear garden.

The side garden has a paved path leading to the side door. The enclosed rear garden has been laid to lawn with a block paved patio and decking area, ideal for outdoor entertaining.

### Extras

All fitted floor coverings, blinds, dishwasher and fridge/freezer are included in the sale price.

### Heating and glazing

Gas central heating and double glazing

### Services

Mains gas, electricity, water and drainage.

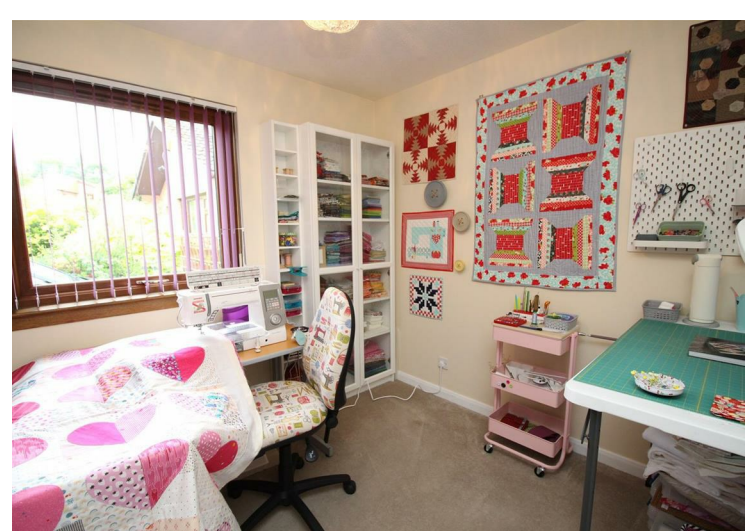
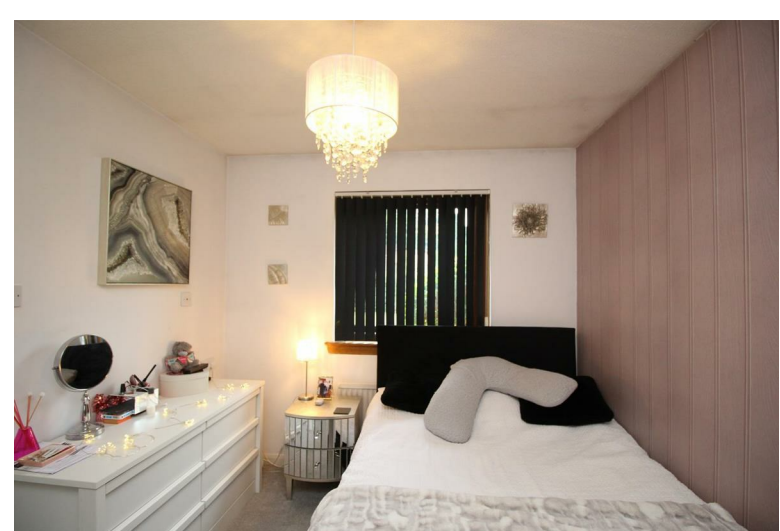
### EPC Rating D

### Council Tax Band D

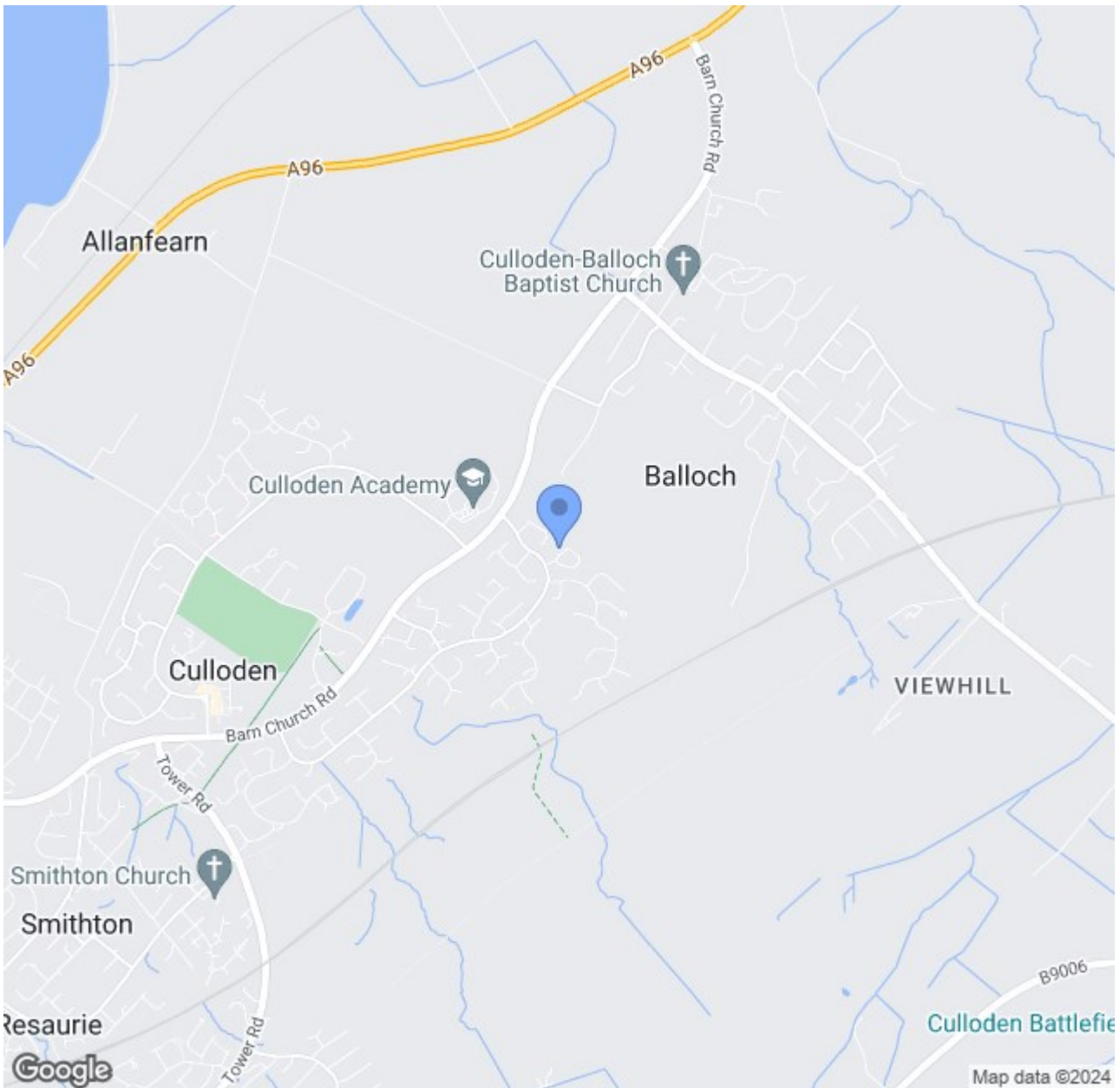




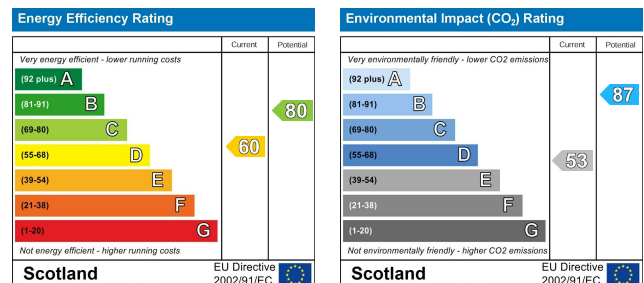




## Area Map



## Energy Efficiency Graph



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