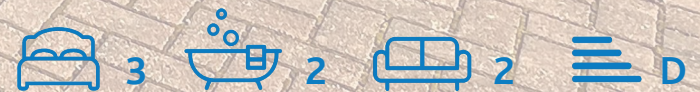




**Harper
Macleod LLP**
Estate Agents & Solicitors

Tigh-Lios, 43 Brookfield, Culloden Moor, Inverness IV2 5GL

Offers over £370,000



Tigh-Lios, 43 Brookfield

Culloden Moor, Inverness, IV2 5GL

Attractive three bedroom detached bungalow with integral garage and well manicured garden ground situated in a quiet cul-de-sac in a small desirable development in a semi-rural location on the east side of Inverness.

Rooms

L-shaped hallway

19'1" x 4'5" x 19'5" x 3'1" (5.83m x 1.35m x 5.94m x 0.96m)

Lounge

14'11" x 12'2" (4.56m x 3.73m)

Dining room

9'10" x 12'8" (3.00m x 3.87m)

Kitchen/dining room

13'8" x 14'1" at widest point (4.18m x 4.31m at widest point)

Utility room

9'3" x 5'2" (2.83m x 1.59m)

Cloak room

5'2" x 3'2" (1.60m x 0.98m)

Bathroom

9'9" x 5'4" (2.98m x 1.63m)

Principal bedroom

9'9" x 15'7" at widest point (2.99m x 4.75m at widest point)

En-suite shower room

6'3" x 9'8" at widest point (1.93m x 2.97m at widest point)

Bedroom 2

10'0" x 9'10" (3.06m x 3.00m)

Bedroom 3

8'11" x 10'0" (2.74m x 3.05m)



Outbuildings

Garage

9'8" x 16'7" (2.96m x 5.07m)

Greenhouse and timber shed

Garden

Extras

Heating and glazing

Services - Mains electricity, water & drainage

EPC Rating D

Council Tax Band E



The home is in walk-in condition and is decorated in neutral tones throughout. There is ample storage space. The lockblock driveway to the front of the property provides off-street parking for several cars.

The spacious accommodation comprises hallway, lounge, dining room, kitchen/dining room, utility room, cloak room, three bedrooms (one en-suite) and family bathroom.

The village of Balloch is approximately 2.4 miles from the property and has a convenience store, post office, veterinary surgery and primary school.

Secondary schooling is available at nearby Culloden Academy, which has a community leisure complex.

This is a great location for enjoying the great outdoors with beautiful woodland walks and cycle routes. The historic Culloden Battlefield is nearby.

Inverness offers an extensive range of retail, leisure and business facilities. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing is highly recommended to appreciate the accommodation and location.

Accommodation

L-shaped hallway 5.83m x 1.35m x 5.94m x 0.96m

Doors to lounge, dining room, kitchen, three bedrooms and bathroom. Storage cupboard and cupboard housing the electric meter. Two smoke alarms. Laminate flooring.

Lounge 4.56m x 3.73m

Bay window to front. Marble fireplace, with wooden mantelpiece and electric fire. Wall lights. T.V. point. Smoke alarm. Laminate flooring. French doors to dining room.

Dining room 3.00m x 3.87m

Window to side. French doors to lounge and door to hallway. Wall lights. Laminate flooring.

Kitchen/dining room 4.18m x 4.31 at widest point

Window to rear. Wall and base units with worktop and tiling. 1 ½ bowl composite sink with right hand drainer. Integrated Indesit dishwasher, Ariston ceramic hob, extractor and double electric oven. T.V. point. Spotlights. Laminate flooring.

Utility room 2.83m x 1.59m

Window to side and door to rear. Wall and base unit with worktop. Stainless steel sink with left hand drainer. Beko washing machine. Logik fridge. Cupboard housing the central heating boiler. Extractor. Laminate flooring.

Cloak room 1.60m x 0.98m

White WC and pedestal wash hand basin with tiled splash back. Pine shelf. Towel rail. Extractor. Vinyl flooring.

Bathroom 2.98m x 1.63m

Window to rear. White WC, pedestal wash hand basin and bath with tiled surround. Shaver light and socket. Towel rail and glass shelf. Recessed shower cubicle with mains shower and wet wall. Spotlights. Extractor. Vinyl flooring.

Principal bedroom 2.99m x 4.75m at widest point.

Window to rear. Double mirrored wardrobe. T.V. point. Laminate flooring.

En-suite shower room 1.93m x 2.97m at widest point.

Window to rear. Wash hand basin set in vanity unit with wall and base units. Shower cubicle with Mira Go electric shower, wet wall and seat. Double mirrored wardrobes. Vertical chrome towel radiator. Extractor. Towel rail. Spotlights. Vinyl flooring.

Bedroom 2 3.06m x 3.00m

Window to front. Double mirrored wardrobes. Laminate flooring.

Bedroom 3 2.74m x 3.05m

Window to front. Double mirrored wardrobes. Laminate flooring.

Outbuildings

Garage 2.96m x 5.07m

Up and over door. Hatch to roof space. Strip light. Power sockets.

Greenhouse and garden shed.



Garden ground

The well maintained garden ground is mainly laid to lawn with shrubs and a fruit tree. A lockblock driveway leads up to the front of the property with ample off street parking. There are paths at both sides of the property leading to the rear garden.

There is a lovely lockblock patio partially enclosed with a wall at the rear, ideal for outdoor entertaining. A paved path leads up to the garden shed. There is a stone chipped drying area and a stone chipped area where the oil tank and greenhouse are located.

Extras

The washing machine, fridge, chest freezer in the garage, garden shed and greenhouse are included in the sale price.

Heating and glazing

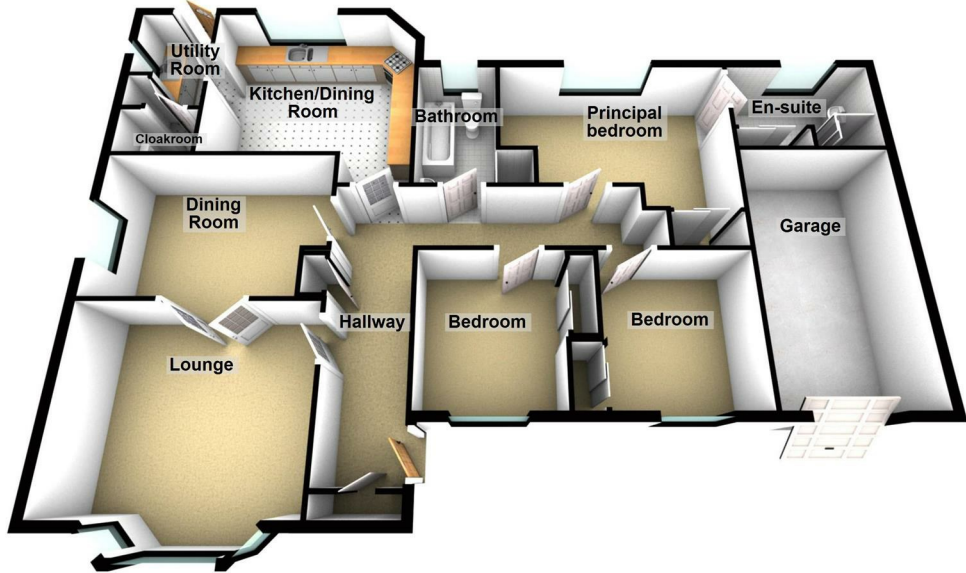
Oil fired central heating and double glazing.

Services

Mains electricity, water and drainage.



Ground Floor



Area Map

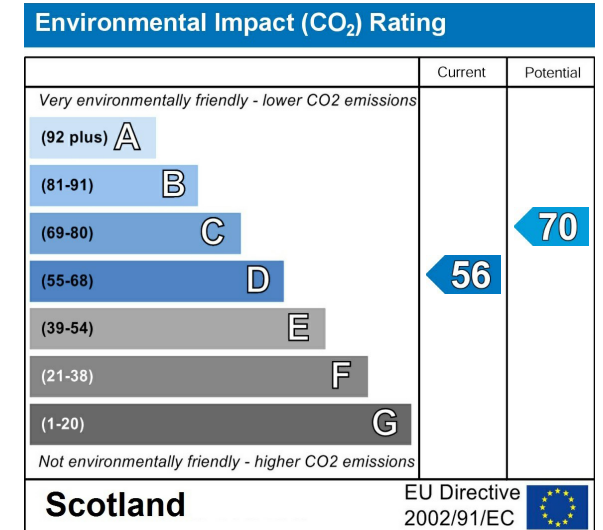
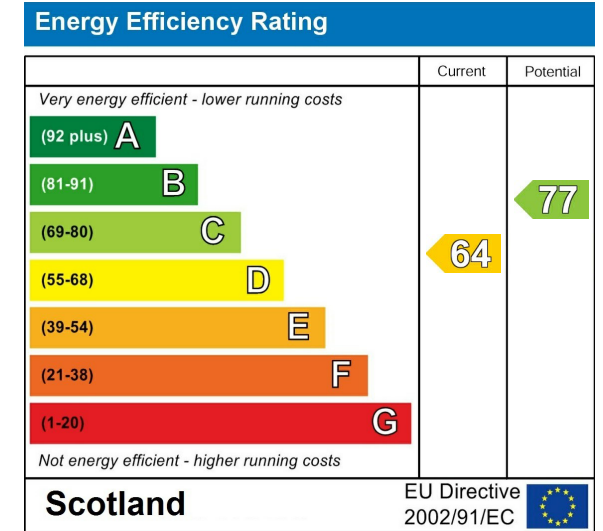


Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Harper Macleod LLP, Alder House Cradlehall Business Park, Inverness, Inverness-shire, IV2 5GH

Tel: 01463 795 006 Email: Susan.Breen@harpermacleod.co.uk <https://www.estateagencyhighlands.co.uk>