



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**102 Cradlehall Park, Westhill, IV2 5DB**

**Offers over £215,000**

Beautifully presented two bedroom detached bungalow, with ample off street parking, situated in a quiet cul-de-sac in the sought after Cradlehall area of Inverness. The property benefits from a modern Ashley Ann kitchen with Neff appliances and a modern shower room.

The well proportioned accommodation comprises the entrance hallway, open plan lounge/dining room, kitchen, two bedrooms and shower room.

The established garden has been professionally landscaped for low maintenance with raised flower beds with an array of shrubs, patio area and drying green.

This is a fabulous location and within walking distance of the Inverness Campus of the UHI, Cradlehall Primary School, Nursery, Nisa convenience store, takeaway, bakers, hairdressers and dental surgery.  
Secondary school pupils attend Culloden Academy.

The Inshes Retail Park is nearby and there is a regular bus service to and from the City Centre, which 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 highly recommended.

#### **Hallway**

4'2" x 10'6" (1.28m x 3.22m)

Entrance door opening into the hallway. Doors to lounge, two bedrooms and shower room. Storage cupboard housing the Worcester central heating combi boiler. Hatch to roof space with pull-down ladder. Smoke detector. Carbon monoxide detector. Laminate flooring.

#### **Open plan lounge/dining room**

16'4" x 11'1" x 6'5" x 19'7" (4.98m x 3.38m x 1.96m x 5.98m)

Double aspect to front and side. Fire surround with electric fire. T.V. point. Smoke detector. Laminate flooring.

#### **Kitchen**

9'6" x 8'1" (2.92m x 2.48m)

Window and door to side. Ashley Ann wall and base units with worktop and splash back. Composite 1 ½ bowl sink with right hand drainer. Integrated Neff

induction hob, extractor, electric oven and combi microwave oven, dishwasher, washing machine/dryer and fridge/freezer. Heat detector. Spotlights. Laminate flooring.

#### **Bedroom 1**

12'2" x 7'11" (3.72m x 2.42m)

Window to rear. Fitted double wardrobe. Carpet.

#### **Bedroom 2**

9'3" x 9'8" (2.82m x 2.96m)

Window to rear. Fitted double wardrobe. Carpet.

#### **Shower room**

6'4" x 5'5" (1.95m x 1.67m)

Window to side. White WC and wash hand basin set in vanity unit with drawers. Wall mirror. Shower cubicle with Mira Sport electric shower and wet wall. Extractor. Towel ring. Vertical towel radiator. Spotlights. Tiling to walls. Laminate flooring.

#### **Outbuildings**

Garden shed and storage box.

#### **Garden ground**

There is a tarmac driveway to the side of the property leading up to the entrance door. The front garden has a raised flower bed with an array of shrubs.

To the side of there property there is a stone chipped path leading to the kitchen door and the rear garden.

The rear garden has been landscaped with raised flower beds, shrubs, a patio area and a drying green.

#### **Extras**

All carpets, floor coverings, curtains, blinds, the lawn mower, sun lounger and the garden table and chairs are included in the sale price.

#### **Heating and glazing**

Gas central heating and double glazing.

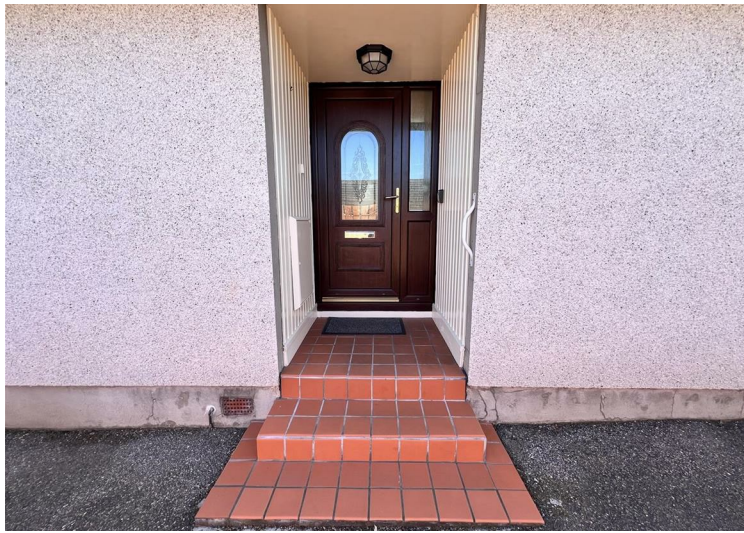
#### **Services**

Mains gas, electricity, water and drainage.

#### **EPC Rating C**

#### **Council Tax Band D**

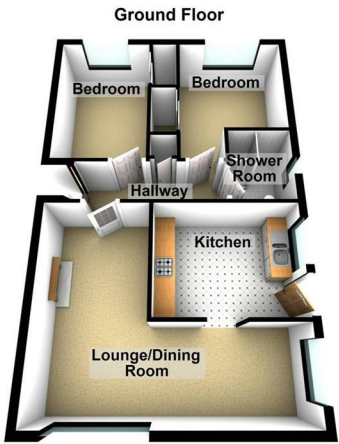












Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89	(92 plus) A		89
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C	70	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

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