

# 81 Castlehill Gardens

Cradlehall, Inverness, IV2 5DJ

**Fixed Price £200,000**



- Spacious 2 bedroom semi-detached bungalow
- Highly sought after location close to local amenities
- Ideal family home or retirement property
- Lounge/diner, kitchen, 2 bedrooms, bathroom and conservatory
- Enclosed rear garden, driveway and garage
- EPC Band C

This 2 bedroom semi-detached bungalow is in a prime position in the popular Cradlehall area of Inverness. Located in a quiet cul-de-sac, this spacious property would benefit from a degree of modernisation and offers spacious accommodation which will appeal to young families and those looking to downsize to an easily maintainable retirement property. The open plan lounge/diner is bright with a large picture window overlooking the front with space for a dining table and four chairs. The kitchen has ample units and work surface space and comes with an integrated gas hob and electric oven and extractor. Space for an undercounter fridge, washing machine and dishwasher and door to the rear garden. From the kitchen a door leads to the spacious conservatory. There are two double bedrooms both of which benefit from fitted wardrobes. The property is completed with a family bathroom with shower over bath. Three hall cupboards and loft space provide additional storage. There is gas central heating and double glazing throughout. Outside, the garden to the front is stone chipped and there is a garage and driveway providing parking for at least two cars. A separate doorway provides additional access to the conservatory. The private rear garden is laid to lawn with shrubs and trees.

## Rooms

<b>Lounge</b>	(15' 9" x 11' 9") or (4.81m x 3.57m)
<b>Dining Area</b>	(9' 4" x 5' 10") or (2.84m x 1.78m)
<b>Kitchen</b>	(9' 9" x 9' 3") or (2.97m x 2.81m)
<b>Bedroom 1</b>	(10' 6" x 9' 9") or (3.19m x 2.96m)
<b>Bedroom 2</b>	(10' 6" x 8' 8") or (3.20m x 2.63m)
<b>Bathroom</b>	(6' 9" x 6' 8") or (2.07m x 2.03m)

## Services

Mains gas, electricity, water and drainage.  
Telephone.

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob, electric oven, extractor.

## Council Tax

Band D

## Tenure

Freehold

## Entry

To be mutually agreed.

## Viewing

To arrange a viewing of this property please contact Emma MacLaren on 07850 407884 or 01463 233218.

