

# 4 Scalpay Place

Stratton, Inverness, IV2 7AX

Offers Over £315,000





## Overview

- Immaculate 4 bedroom detached villa
- Walk in condition and neutral decor throughout
- Lounge, kitchen/dining/family room, utility, WC
- 4 double bedrooms, ensuite, family bathroom
- Sunny west facing garden, patio, driveway for 2 cars, garage
- EPC Band B



## Description

Fantastic opportunity to purchase an immaculate 4 bedroom family villa, situated in the established Culloden West development in Inverness. Built by Barratt Homes to their 'Dunbar' design this well-proportioned home has been finished to a high standard and is in walk in condition. The rooms are all generously proportioned and the decor has a contemporary and neutral finish that will appeal to many. The bright lounge benefits from a large windows overlooking the front allowing in plenty of natural light. The real heart of the home is the open-plan kitchen/dining/family room with ample storage, integrated gas hob, electric oven, extractor, and dishwasher. The dining/family area has French doors that open onto the garden and provides plenty of space for a dining table and 6 chairs. Off the kitchen there is a utility area which has space and plumbing for kitchen appliances and a useful WC. Upstairs offers 4 double bedrooms, three of which benefit from fitted wardrobes and the principal bedroom benefiting from a modern ensuite shower room. The family bathroom with mains shower over the bath completes the accommodation. There is excellent storage throughout with a large hall cupboard and the integrated garage. The property is double glazed and has gas central heating which is complemented by six solar panels. The fully enclosed west facing rear garden is mostly laid to lawn there is also a patio area perfect for enjoying the sun. The drive provides parking for 2 cars and leads to the attached garage. This stylish property is the perfect purchase for those wanting an easy to maintain, stylish home in a modern development.



## Room Dimensions

Lounge	(10' 6" x 18' 2") or (3.20m x 5.54m)
Kitchen / Diner	(17' 3" x 11' 8") or (5.27m x 3.56m)
Utility Room	(4' 10" x 7' 1") or (1.48m x 2.15m)
WC	(3' 7" x 7' 1") or (1.10m x 2.15m)
Principal Bedroom	(10' 6" x 16' 7") or (3.19m x 5.05m)
Principal Bedroom En Suite	(6' 2" x 6' 11") or (1.88m x 2.11m)
Bedroom 2	(8' 10" x 14' 4") or (2.69m x 4.38m)
Bedroom 3	(10' 0" x 12' 8") or (3.05m x 3.87m)
Bedroom 4	(9' 9" x 10' 10") or (2.96m x 3.31m)
Bathroom	(6' 6" x 8' 11") or (1.97m x 2.71m)





### Floor Area

106m<sup>2</sup>

### Services

Mains gas, electricity, water and drainage.  
Telephone and Broadband.

### Extras

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

### Maintenance Charges

There is a factoring charge of approximately £15.30 per month for the maintenance of the communal areas within the development.

### Council Tax

Band F

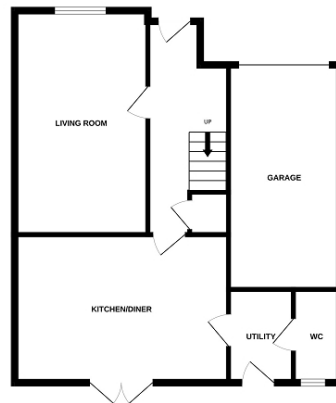
### Tenure

Freehold

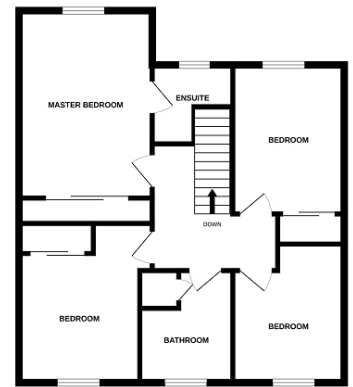
### Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk

