

84 Moray Park Terrace

Culloden, Inverness, IV2 7RW

Offers Over £400,000





Overview

- Unique split-level 4 bedroom detached villa with views over Moray Firth
- Sought after Moray Park area of Inverness
- Elevated balcony with stunning views
- Sunny landscaped garden, garage, drive with parking for 4 cars
- Ideal for those looking for a spacious family home
- EPC band D



Description

This impressive four bedroom split level home is set in the sought after Culloden area of Inverness, offering sweeping views over the Moray Firth. Designed to make the most of natural light and outlooks, the main living areas are positioned on the upper floors, creating a bright and distinctive layout. On the ground floor, the generous principal bedroom features a dressing room with built-in wardrobes, a sink, and an ensuite shower room. Bedrooms two, three and four also benefit from integrated wardrobes, with the fourth bedroom currently used as a home office. The family bathroom with separate shower and convenient box room completes the ground floor accommodation. The first floor hosts a versatile family room with patio doors leading to the garden, along with a separate WC and a utility room with free standing washing machine and freezer which is included in the sale. The second floor is home to a well-equipped kitchen with ample wall and base units, an AGA and space for a dishwasher and fridge/freezer, which are also included in the sale. There is ample space for a dining table and 4 chairs for more informal dining. The spacious lounge/dining room enjoys dual-aspect windows, flooding the space with natural light and framing lovely views. There is room for a large dining table to comfortably seat eight, making it ideal for entertaining. From here, doors open onto a balcony-perfect for enjoying morning coffee while overlooking the Moray Firth. There is gas central heating and double glazing throughout. The landscaped rear garden is cleverly arranged into distinct sections, with mature planting, a large patio ideal for gatherings and neatly designed beds, all backing onto greenery for added privacy. A generous driveway and integrated garage provide excellent parking and storage. With its elevated position, versatile split-level design, and spacious interiors, this property offers an outstanding opportunity for families looking for a well located home in one of Inverness's most popular areas.



Room Dimensions

Lounge / Diner	(25' 9" x 23' 6") or (7.86m x 7.16m)
Kitchen	(18' 3" x 9' 10") or (5.56m x 2.99m)
Utility Room	(8' 3" x 11' 5") or (2.51m x 3.48m)
Family Room	(12' 5" x 11' 4") or (3.78m x 3.45m)
Wc	(7' 8" x 5' 1") or (2.34m x 1.56m)
Principal Bedroom	(14' 6" x 11' 5") or (4.42m x 3.48m)
Principal Bedroom En Suite	(6' 8" x 6' 8") or (2.03m x 2.04m)
Dressing Room	(11' 4" x 4' 9") or (3.45m x 1.45m)
Bedroom 2	(10' 7" x 8' 7") or (3.22m x 2.61m)
Bedroom 3	(9' 2" x 8' 6") or (2.80m x 2.58m)
Bedroom 4	(8' 8" x 11' 5") or (2.64m x 3.47m)
Bathroom	(9' 0" x 7' 1") or (2.75m x 2.16m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. AGA, extractor, freestanding fridge/freezer, dishwasher, washing machine and freezer.

Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Council tax

Band G

Tenure

Freehold

Floor Area

192m²

Entry

By mutual agreement

Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.



Tel: 01463 233218

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