

39 Culduthel Mains Circle

Culduthel, Inverness, IV2 6HR

Offers Over £340,000





Overview

- Fantastic 4 bed detached villa in highly desirable area
- Excellent family home located in a quiet cul de sac
- Lounge, dining room, kitchen/diner, family room, utility room, WC
- 4 bedrooms principal ensuite and family bathroom
- Single garage and drive with space for 2 vehicles
- EPC band C



Description

Fantastic opportunity to purchase a highly desirable, modern family home in the popular Culduthel Mains district of Inverness. Built by Tulloch Homes to their 'Crawford' design, the property sits in a quiet cul de sac with parking for 2 cars and an enclosed rear garden. This attractive villa offers well appointed accommodation which will appeal to professionals and families alike. There is a bright lounge with bay window and French doors leading into the formal dining room. The kitchen/diner benefits from ample storage and integrated appliances. Completing the ground floor is a family room, utility room with access to the rear garden and a useful WC. Upstairs are 4 bedrooms, all with fitted wardrobes and the family bathroom. The principal bedroom also benefits from an ensuite shower room. There is double glazing and gas central heating throughout. Outside there is a fully enclosed rear garden which is mostly laid to lawn with a gazebo seated area, perfect for al fresco dining and entertaining. The front garden is laid to lawn. The drive has parking for 2 vehicles and leads to the garage with power and lights. Overall, this unmissable property is well appointed with flexible living accommodation and is in walk in condition throughout. Early viewing is essential.



Room Dimensions

Lounge	(11' 5" x 18' 8") or (3.47m x 5.70m)
Kitchen / Diner	(10' 7" x 11' 11") or (3.23m x 3.63m)
Dining Room	(10' 6" x 8' 11") or (3.20m x 2.71m)
Family Room	(11' 3" x 8' 7") or (3.42m x 2.62m)
Wc	(4' 7" x 5' 0") or (1.40m x 1.53m)
Principal Bedroom	(12' 6" x 11' 2") or (3.80m x 3.41m)
Principal Bedroom En Suite	(6' 2" x 6' 6") or (1.87m x 1.98m)
Bedroom 2	(10' 6" x 11' 3") or (3.19m x 3.44m)
Bedroom 3	(8' 8" x 10' 0") or (2.64m x 3.05m)
Bedroom 4	(7' 7" x 8' 7") or (2.32m x 2.62m)
Bathroom	(7' 3" x 6' 7") or (2.21m x 2.00m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, blinds. Integrated appliances including dishwasher, fridge freezer, gas cooker hob and extractor. Washing machine. Two garden sheds.

Services

Mains gas, electricity, water and drainage. Telephone.

Council Tax

Band F

Floor Area

126m²

Tenure

Freehold

Entry

By mutual agreement

Viewing

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



Tel: 01463 233218

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

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