



Shamal Upper Cullernie, Inverness, IV2 7HU

Offers over £325,000

4 2 2 E





Shamal Upper Cullernie

Inverness, IV2 7HU

- DETACHED VILLA
- ENSUITE SHOWER ROOM
- GARAGE
- DOUBLE GLAZED WINDOWS
- LARGE GARDEN GROUNDS
- FOUR BEDROOMS
- FAMILY BATHROOM
- ELECTRIC HEATING
- SPECTACULAR VIEWS
- VIEWING HIGHLY RECOMMENDED

A rare opportunity to purchase a four bedroom detached Villa located on the outskirts of Balloch enjoying spectacular views over neighbouring countryside towards the Moray Firth and mountains. The property offers a large kitchen with built-in oven, hob, extractor fan and fridge, a separate lounge and dining room, downstairs WC, garage and adjoining workshop. The villa also features double glazed windows, ensuite shower room and bathroom with spa bath. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers and only by viewing can one fully appreciate the size and views.

Gardens

The gardens are enclosed by walls and hedging and are mainly laid to lawn. Well stocked beds feature a selection of plants and shrubs including soft fruit bushes, a vegetable patch and fruit trees. Gated access to the driveway provides ample off road parking and leads to the garage. To the rear there is a feature rotating summer house and a greenhouse.

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ACCOMMODATION

ENTRANCE HALL

LOUNGE 17'7" 13'6" (5.38m 4.12m)

DINING ROOM 12'9" x 9'6" (3.89m x 2.91m)

KITCHEN 13'6"-7'10" x 15'8"-9'9" (4.14m-2.41m x 4.78m-2.99m)

WC 7'6" x 3'3" (2.29m x 1.00m)

BEDROOM ONE (DOWNSTAIRS) 13'6" x 11'2" (4.14m x 3.42m)

ENSUITE SHOWER ROOM 7'4" x 2'5" (2.24m x 0.76m)

BEDROOM TWO 14'9" x 9'7" (4.52m x 2.94m)

DRESSING AREA BEDROOM TWO 9'8" x 7'3" (2.95m x 2.23m)

BEDROOM THREE 14'10" 9'3" (4.54m 2.82m)

DRESSING AREA BEDROOM THREE 9'8" 5'3" (2.95m 1.61m)

BEDROOM FOUR 14'6" x 7'3" (4.44m x 2.21m)

BATHROOM 9'2" 5'5" (2.81m 1.67m)



Location

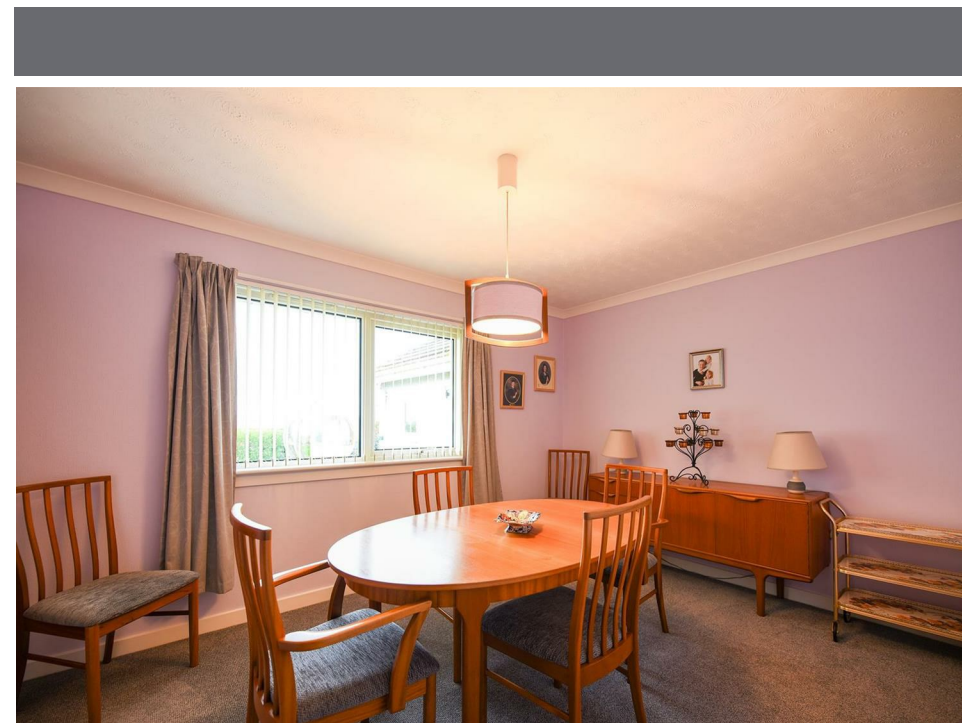
The property is located in the popular village of Balloch outside Inverness. Local amenities in Balloch include a Scotmid shop, primary school and village hall. Further local amenities in neighbouring Culloden include a pharmacy, a butcher's, medical centre, library, churches, takeaway restaurants, bakery and secondary school. There is a regular bus service to the Retail Park and City Centre where a wider range of shops and facilities can be found. Inverness has a train station with regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 6 miles away, offering a number of domestic and European flights.

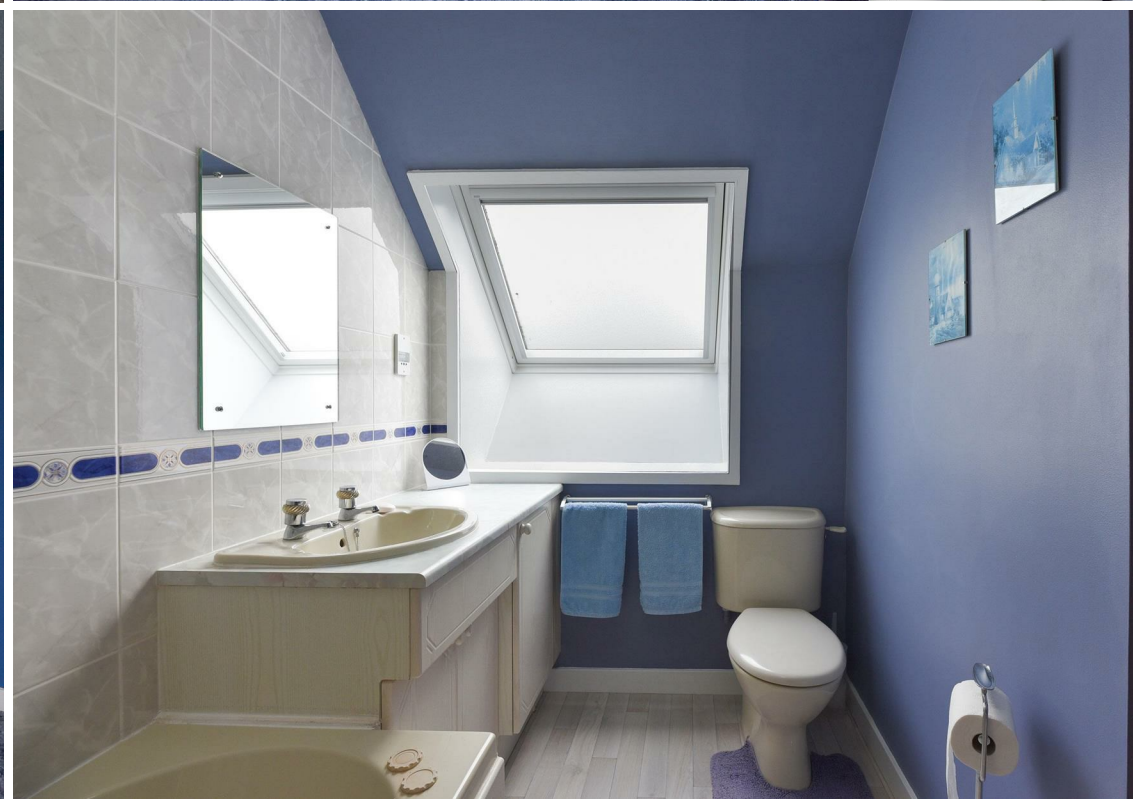
Extras: All fitted carpets and floor coverings.

Entry: By Mutual Agreement

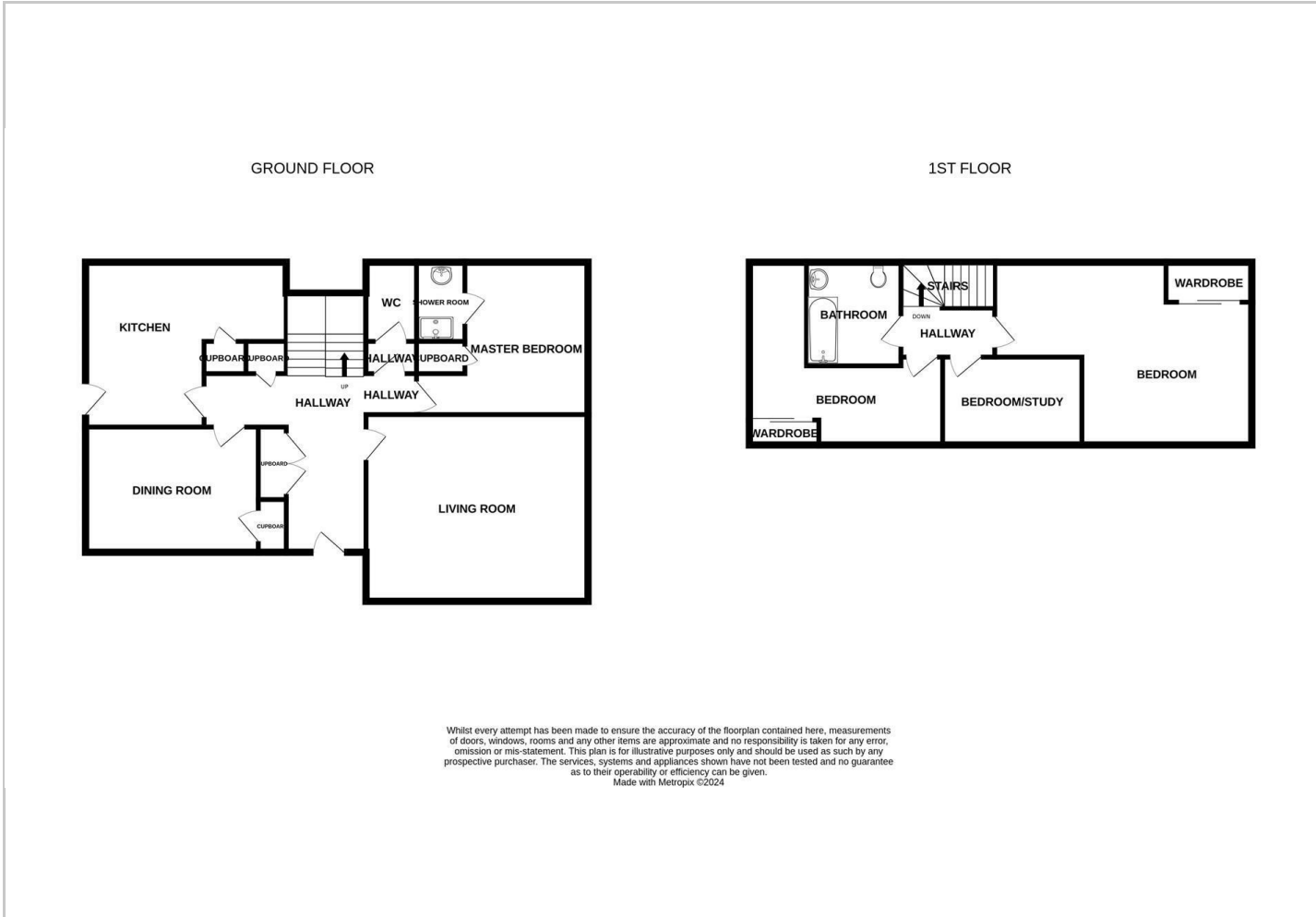
Services: Mains electricity, water and drainage.

Council Tax Band: F





Floor Plans



Bedroom



Location Map



Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Performance Graph

