



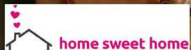
**home sweet home**  
estate agents  
your local property experts



## 3 Culchunaig Road Inverness

**\*\*STAMP DUTY PAID (ts and cs apply) AND £10,000 BELOW HOME REPORT VALUATION\*\***

Are you looking for a family home in truly walk in condition? Culchunaig Road could be your next home. With a spacious front facing lounge , breakfasting kitchen that is ideal for entertaining, utility room, ground floor wc,,four bedrooms with the principal bedroom having the benefit of an ensuite shower room and fitted wardrobes this property will suit a wide range of potential buyers. Contact us today to arrange your viewing appointment.



• IMMACULATE FAMILY HOME • \*\*£10,000 below valuation !! \*\* • LOCATED ON THE POPULAR CULLODEN WEST DEVELOPMENT

### Full Description

\*\*£10,000 below valuation and Stamp Duty Paid\*\* (ts and cs apply)

Situated in the popular Culloden West Development this 4 bedroom detached home is in truly walk in condition and would appeal to a wide range of potential buyers. The accommodation comprises, An entrance hall which opens to a spacious lounge overlooking the front of the property. From the hallway there is access to the kitchen/ diner area. The kitchen is modern and stylish and has a range of integrated appliances to include a dishwasher and fridge freezer. There is also a gas hob and oven. The current owners also have a dining table and 4 chairs which they use for dining. From the kitchen there is access to the utility area with space for a washing machine and tumble drier. The ground floor WC is located next to the utility area and there is access to the rear garden from here also. The upper landing gives access to the main bedroom which has fitted wardrobes and a stylish ensuite shower room,, bedroom 2 also comes with fitted wardrobes . The bathroom is modern and stylish with a shower over the bath. Bedrooms three and four complete the upstairs accommodation. Externally the garden to the front and rear are laid to lawn. There is also a patio area to the rear. To the front the driveway has space for 2 cars and there is access to the garage which has an up and over door with power and light. This property would make an ideal family home and early entry is available.

### Location

The property is located in the new residential development at Culloden West, Stratton, Inverness, close to many amenities. Facilities close to the property can be found at Culloden shopping centre which include a general store, Post Office, chemist, hair salon, butcher's, takeaway, medical centre and community centre with swimming pool. Education is provided at Smithton Primary School or Culloden Academy, both of which are within walking distance. A regular bus service to and from Inverness City Centre and Inverness Retail Park is also routed close by. Inverness Retail Park offers a range of shopping outlets, restaurants, gym and a cinema.

### Additional Details

Council Tax Band F

EPC Band B

Stamp duty is only available to clients moving home or first time buyers at the standard rate of stamp duty, this does not apply to second homes.

Home Report Available By Contacting: [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

**Entrance Hallway**

**Lounge**

**Kitchen/ Diner**

**Utility Room**

**Ground Floor Wc**

**Stairs to Upper Landing**

**Principal Bedroom**

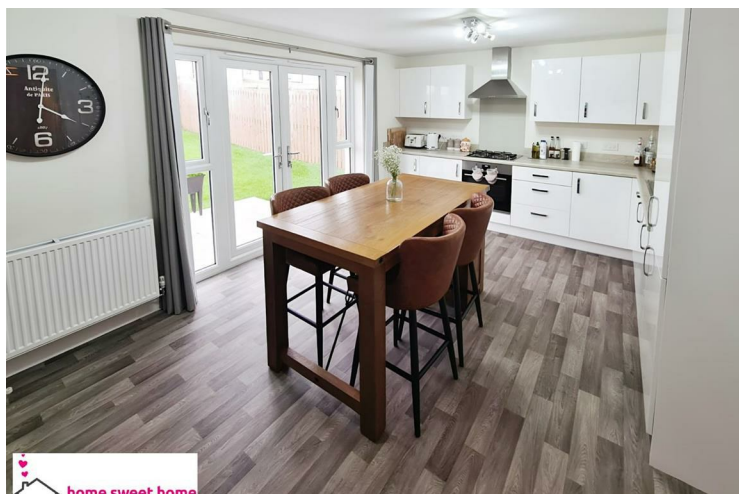
**Ensuite**

**Bedroom Two**

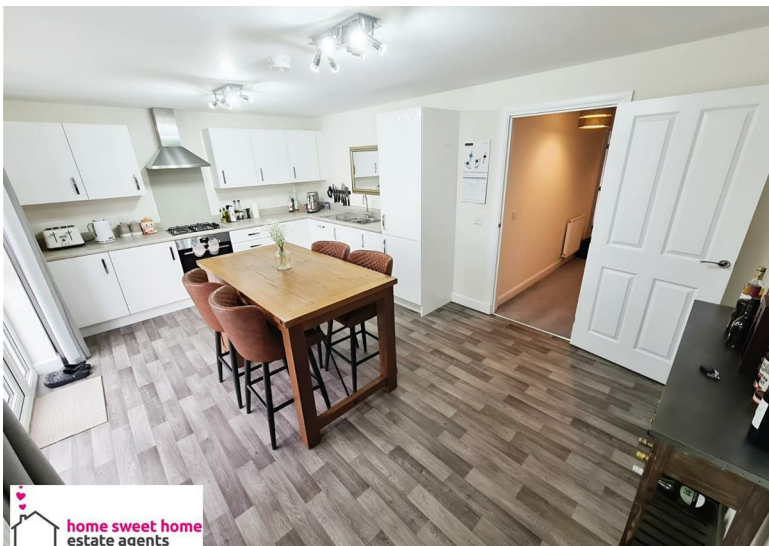
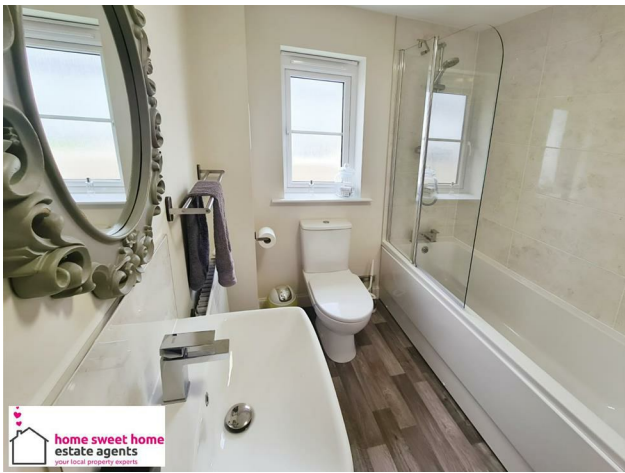
**Bedroom Three**

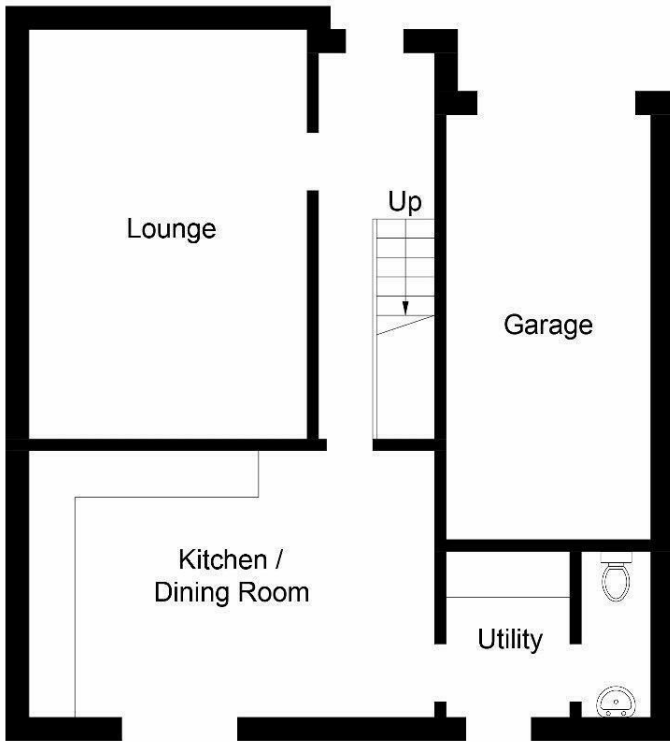
**Bedroom Four**

**Family Bathroom**

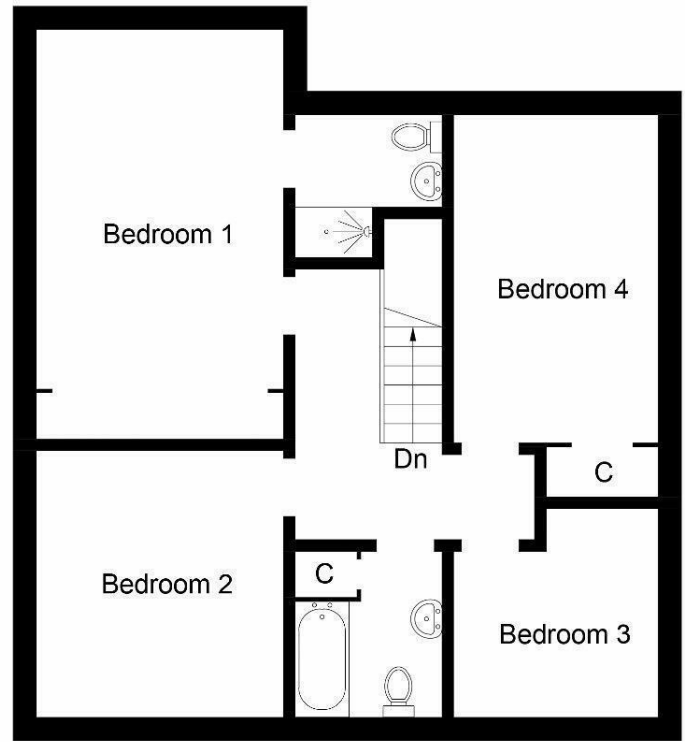


• EARLY ENTRY AVAILABLE • INTEGRAL GARAGE • BREAKFASTING KITCHEN IDEAL FOR ENTERTAINING • PRINCIPAL BEDROOM WITH FITTED WARDROBES AND ENSUITE • EPC BAND B





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUketch.com © (ID992164)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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