



35 APPIN DRIVE
STRATTON, IV2 7AL

OFFERS OVER £315,000
FREEHOLD

Are you looking for your next family home... then look no further. Appin drive is a stunning four bedroomed detached home in the ever popular Culloden West Development within Inverness. In walk in condition and offering spacious accommodation throughout this property will appeal to a wide range of potential buyers.

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35 APPIN DRIVE

- Stunning Family Home
- Truly in Walk in Condition
- Popular Location an Ideal Family Home
- Four Double Bedroom
- Principal Bedroom with triple wardrobes and Ensuite Shower room
- Spacious Lounge
- Great Sized dining kitchen, ideal for entertaining
- Integral Garage
- Driveway parking for 2 cars
- Epc Band B



Full description

Situated in the popular Culloden West Development this four 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 is an ideal entertaining area. There is an integrated dishwasher gas hob and oven. The current owners also have a dining table and 6 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 current owners added additional cupboards to maximise storage space. 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 triple fitted wardrobes and a stylish en-suite shower room,, bedroom two also comes with fitted wardrobes . The bathroom is modern and stylish with a shower over the bath. Bedroom three is a double bedroom and

also has fitted wardrobes. Bedroom four completes the upstairs accommodation. Externally the garden to the front and rear are laid to lawn. There is also a featured decking area to the rear ideal for entertaining. 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

The sellers have put external sockets in the garden area and have also partially floored the loft and there is a pull down ladder for ease of access.

Extras that may be available by separate negotiation are the American style fridge freezer and the dining table and chairs in the kitchen/ diner

Home Report Available By Contacting:
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

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.

Lounge

Kitchen/ Diner

Utility Area

Ground Floor Wc

Upper Landing

Principal Bedroom

Ensuite

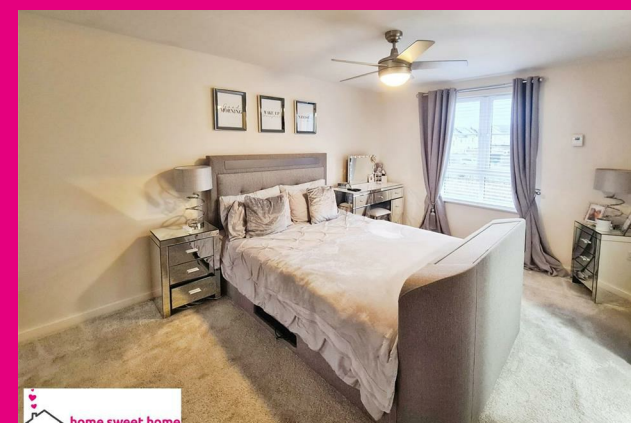
Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

35 APPIN DRIVE





Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 87 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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