



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



**57 Moray Park Avenue**  
**Inverness**

**£255,000**

We are excited to introduce to the market this superb 3 bed detached bungalow which is located in the ever popular Culloden area of Inverness. Enjoying a fantastic cul-de-sac position this property offers spacious accommodation throughout with a lovely private garden, it also benefits from a garage and driveway parking.





• SUPERB 3 BED DETACHED BUNGALOW • PRIVATE GARDEN • GARAGE AND DRIVEWAY PARKING • LOCATED IN A QUIET CUL-DE-SAC • STYLISH KITCHEN WITH GOOD ARRANGEMENT OF BASE AND WALL MOUNTED UNITS • CONSERVATORY AREA GREAT FOR ENTERTAINING AND RELAXING

### Full Description

We are excited to introduce to the market this superb 3 bed detached bungalow which is located in the ever popular Culloden area of Inverness. Enjoying a fantastic cul-de-sac position this property offers spacious accommodation throughout with a lovely private garden, it also benefits from a garage and driveway parking.

Accommodation: The spacious hallway gives access to the inner hall which in turn leads to the three bedrooms, bathroom, living room, kitchen and conservatory. The inviting lounge which flooded with natural light is open to the conservatory area an ideal space for entertaining and relaxing enjoying the sun which is in the rear garden throughout the day. This area could be utilised as a dining space or second sitting room. From the lounge there is access to the kitchen. The stylish kitchen has a good arrangement of base and wall mounted units with ample work surface space. All three bedrooms are double in size. The luxurious family bathroom completes the accommodation.

External The garden to the front of the property is laid with gravel for low maintenance. The driveway provides off street parking. The rear private garden is full enclosed and enjoys the sun throughout the day - the decking area being perfect for alfresco dining and entertaining. The garage can be accessed via the up and over door or the door to the side and benefits from light and power.

### Location

Moray Park Avenue is situated in the well established Culloden area of Inverness, approximately 5 miles from the city centre. Local amenities are available at the Culloden Shopping centre including doctors surgery, chemist, general store, butchers, hot food takeaway and hairdressers. A Bar/Diner, bakery and a church are also close at hand. Both Primary and Secondary schools are a short walk away, Culloden Academy also has a swimming pool and gym. There is a regular bus service to the city centre which has a wider selection of amenities. Dalcross Airport is approximately 5 miles away with flights to most major UK airports and beyond. There is also easy access to the University campus, the A96 and A9 and the property is within easy commuting distance to Inverness or Nairn.

### Additional Details

Council Tax Band E  
EPC Band Pending

Double Glazed Throughout  
Gas Central Heating

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.

### Lounge

### Kitchen

### Conservatory

### Family Bathroom

### Bedroom One

### Bedroom Two

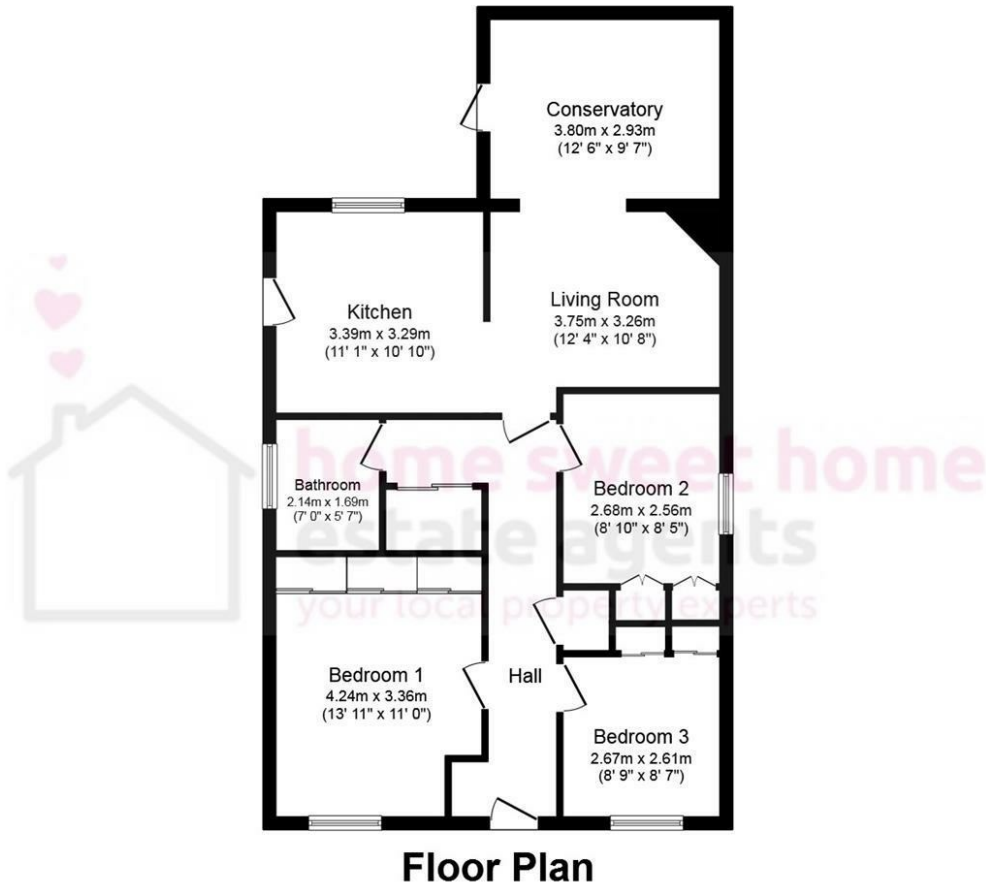
### Bedroom Three



• PERFECT FAMILY HOME • POPULAR CULLODEN AREA • MOVE IN CONDITION • EPC BAND D







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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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