



30 Castlehill Gardens, INVERNESS, IV2 5DL.

Offers Over £315,000

REF: HSPC





Situated in the highly popular Castlehill area of the City, this well presented generous bungalow is within easy reach of excellent facilities, the Highlands and Islands University campus, the Airport and Inverness City Centre. The bungalow benefits from three good sized bedrooms, gas fired central heating, off-street parking and an easily maintained garden. With ample storage and well proportioned rooms this property represents a very comfortable family home. Only by viewing can you fully appreciate this delightful property, lovely aspect and quiet, convenient location.

The accommodation consists of : Hallway with store cupboard and access to the attic; a front facing lounge with dining area enjoying views towards the Kessock Bridge and the Black Isle beyond; a good size kitchen with a good selection of base and wall mounted units, complementary work tops, gas hob, electric over, integrated fridge, freezer, store cupboard and dining/family area; utility room with base and sink unit, washing machine, tumble dryer and door giving access to the garden; master bedroom with double fitted mirrored wardrobes and en suit facilities comprising a WC, wash hand basin and large mains fed shower; two further bedrooms both with fitted mirrored wardrobes and family bathroom comprising a three piece suite and free standing mains fed shower.

The garden area to the front, side and rear of the property is laid to gravel for easy maintenance and is well populated with mature shrubs and bushes. A paved patio area which provides an ideal venue for alfresco dining. There is also a garden shed with light and power, with power & light and rotary clothes dryer .A driveway to the rear of the property provides ample off-street parking and leads to the garage which has light, power and electric door.

Cradlehall has recently been voted as being in the top ten most desirable areas to live in Scotland, and is a delightful quiet area just outside the City. Facilities nearest the property can be found at Cradlehall Shopping Centre which caters adequately for daily requirements and include a general store, bakers, restaurant, beauty salon, nursery and dentists. Additional facilities can be found in Inshes Retail Park which include supermarkets, takeaway and selection of retail outlets. Education is provided at Cradlehall Primary School or Culloden Academy both of which are within very easy reach. A regular bus service to and from Inverness City Centre is also routed close by.

Inverness, the main business and commercial centre in the Highlands is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Hall	4.91m x 1.49m (16'0 x 4'11)	Bedroom 2	4.47m x 3.18m (14'8 x 10'5)
Kitchen/Family Room	5.48m x 3.25m (18'0 x 10'8)	Bedroom 3	3.37m x 2.69m (11'0 x 8'9)
Lounge	6.90m x 6.44m (22'8 x 21'2)	Bathroom	2.79m x 1.81m (9'2 x 5'11)
Master Bedroom	4.41m x 3.92m (14'6 x 12'9)	Utility	1.80m x 1.62m (5'11 x 5'3)
En-Suite	2.84m x 1.20m (9'3 x 3'11)	Garage	5.65m x 2.84m (18'6 x 9'3)



General

All floor coverings, light fittings, curtains, blinds and white goods are included in the sale.

Services

Mains water, drainage, gas and electric.

Council Tax

Council Tax Band F

EPC Rating

C

Post Code

IV2 5DL

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

JD/AG/TISS1/10

Price

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Directions

From the City Centre, proceed to Millburn roundabout. Take the third exit and proceed up Old Perth Road to Culcabock roundabout. Take the first exit and go past Raigmore Hospital to the roundabout. Take second exit on left onto the Culloden Road. Passing the UHI campus go through the traffic lights. At the next traffic lights turn left onto Caulfield Road. Continue along and take your first left onto Castlehill Road and then turn immediately left again onto Castlehill Gardens. The property is further along on the right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

