

2 Croft Lane, Inverness, IV3 8UD

Offers Over £390,000







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- Stunning views to the Beauly Firth, North Kessock and beyond
- Spacious 4-bedroom detached bungalow in peaceful and private setting
- Presented in walk-in condition throughout
- Bright and spacious lounge with feature log-burning stove
- Well-appointed kitchen/diner with integrated appliances
- Principal bedroom with ensuite shower room
- Three further bedrooms, all with fitted wardrobes
- Family bathroom with separate shower
- Separate utility room and excellent storage throughout
- Beautiful front and rear gardens with mature shrubs and trees. EPC Band D









Situated within a peaceful and private setting, this spacious and well-proportioned bungalow offers generous accommodation all on one level. Enjoying uninterrupted views across the Beauly Firth towards North Kessock and beyond, the property is presented in walk-in condition throughout. Combining a peaceful setting with a wonderful sense of space, privacy and convenience, it offers an ideal opportunity for those seeking comfortable single-level living.

The welcoming accommodation offers a spacious and inviting lounge, featuring a log-burning stove which creates a cosy focal point, complemented by a large front-facing window allowing plenty of natural light to flood the room. The well-appointed kitchen/diner provides an excellent space for everyday family living, with room for a small dining table and chairs, a range of integrated appliances including a gas hob, double oven, extractor fan and dishwasher. A separate dining area further enhances the living space, with patio doors opening directly onto the patio, creating a lovely connection between indoor and outdoor living. The property benefits from four well-proportioned bedrooms. The principal bedroom benefits from an ensuite shower room, while the three further bedrooms all offer fitted wardrobes, with one bedroom having particularly generous wardrobe storage. The family bathroom is fitted with a separate shower, ideal for busy households. Additionally, there is also a useful utility room with washing machine and a large larder cupboard, along with a double storage cupboard in the hall, providing excellent storage. There is gas central heating and double glazing throughout. Externally, the property enjoys attractive gardens to both the front and rear. The front garden is easily maintained with decorative chippings and shrubs, while the rear garden is laid to lawn complemented by a variety of mature shrubs and trees, with a patio area creating a pleasant outdoor space.

Lounge
19'1" x 15'0" (5.82 x 4.58)

Kitchen
49'2" x 45'11" (15.01 x 14.02)

Utility Room
10'0" x 7'0" (3.07 x 2.15)

Bathroom
10'0" x 5'1" (3.06 x 1.55)

Ensuite
8'0" x 5'1" (2.45 x 1.55)

Principal Bedroom
15'1" x 10'0" (4.60 x 3.06)

Bedroom 2
11'0" x 11'0" (3.36 x 3.36)

Bedroom 3
11'0" x 11'0" (3.36 x 3.36)

There is a garden shed and greenhouse, together with a garage and driveway providing off-street parking for several cars.

LOCATION: Croft Lane is in a very desirable residential area on the west side of Inverness and close to the Caledonian Canal. Excellent facilities can be found a short distance away at the Telford Street shopping area, including, a choice of supermarkets, home stores, vets, café, take aways and a gym/climbing wall. Blackpark filling station is also close by. Education is provided at Muirtown Primary School and Charleston Academy both of which are within walking distance. A regular bus service to and from the City Centre is routed passed the property. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an International airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, double oven, extractor and dishwasher. Washing machine.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

COUNCIL TAX: Band F

TENURE: Freehold.

FLOOR AREA: 155 m^2

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.













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