



42 Sunnyside, Culloden Moor, Inverness, IV2 5ES

- Detached bungalow.
- Three double bedrooms.
- Private driveway & garage.
- Open plan lounge & diner.
- Family bathroom & WC.
- Oil central heating.
- Modern kitchen & utility.
- Private front & rear gardens.
- Double glazing throughout.

Offers Over £300,000

A rare opportunity to purchase a detached bungalow situated in a peaceful cul de sac. This property offers an excellent family home or first-time buy with well-proportioned room sizes, good storage provisions and generous garden grounds.

The accommodation comprises of the entrance vestibule, hallway, bright and spacious lounge with feature multi-fuel stove and open plan dining area. Modern kitchen with ample storage and quality integrated appliances. Handy utility room and WC. There are three double bedrooms, two of which benefitting from built-in storage and the family bathroom completes the accommodation. This property also benefits from oil central heating with a boiler system that is connected to the stove in the lounge and double glazing throughout.

Private outdoor space includes a well-maintained front garden, driveway with space for multiple vehicles and a single, detached garage. The rear garden offers generous lawn space, a timber shed, wood store and access to the garage.

Appealing to a range of potential purchasers and offering a lovely home, early viewing is advised to appreciate this property and its situation.

LOCATION

Situated in Culloden Moor, an established residential area on the East side of Inverness, this property offers a favourable location in a quiet setting with easy commuting distance into Inverness City.

The amenities in nearby Balloch, approximately 2.5 miles away include a convenience store, village hall, veterinary surgery, and nursery. A more inclusive range of local amenities are available approximately 3.9 miles away in Culloden offering a baker, butchers, convenience stores, takeaways, bar and restaurant, hair salon, pharmacy and doctors and dental surgeries. Inverness City Centre is approximately 6.9 miles from the property and Inverness Retail Park is 6 miles away, both offering a comprehensive range of amenities and leisure facilities.

A regular bus service providing routes across to Nairn and Inverness is offered from a short walk from the property just beside the entrance to Sunnyside. Major travel such as the A9 and A96 are easily accessible from the property. Inverness airport is a 15-minute drive away. Scenic walking routes can be found nearby in Culloden and Balloch Woods as well as the historic Culloden Battlefield and Clava Cairns.

For younger children, primary schooling is available at Balloch primary school. Older children would attend Culloden Academy. There is a school bus offered for children of all ages and Academy pupils can also make use of the public service bus.

DIRECTIONS

From Inverness City Centre, head to the Kessock roundabout and exit onto the A9 Southbound. Follow for 1.9 miles and take a slight left at the slip road onto Culloden Road. At the traffic lights, take a right and continue on Culloden Road for 4.4 miles. Take a left onto Sunnyside and follow the road for 0.2 miles and number 42 will be on your left-hand side, clearly sign posted by a Sout Forrest 'for sale' board.

KEY POINTS

- Sought-after location.
- Ideal family home.
- Well-proportioned living space.
- Amenities nearby.
- Travel routes easily accessible.

ACCOMMODATION

ENTRANCE VESTIBULE

1.60 x 1.31 (5'2" x 4'3")

Front external door and gives access through to inner hallway.

HALLWAY

3.13 x 1.33 & 5.69 x 0.98 (10'3" x 4'4" & 18'8" x 3'2")

Provides access to all accommodation, loft hatch leading to floored roof space, two shelved storage cupboards.

LOUNGE

8.45 to 4.74 x 4.33 to 3.89 to 3.20 (27'8" to 15'6" x 14'2" to 12'9" to 10'5")

Bight and spacious lounge with multi-fuel stove creating a cosy focal point to the room, open plan dining area leading into the kitchen and triple aspect windows to the front, side and rear allowing for an influx of natural light through the room.



DINING AREA

Open plan dining area off the lounge giving access to the kitchen.



KITCHEN

4.22 to 2.38 x 2.38 to 1.43 (13'10" to 7'9" x 7'9" to 4'8")

Modern kitchen with gloss finish, wall and base cabinets, worktop space with wet-wall splash back and stainless steel sink with draining board. Integrated appliances include electric hob, extractor fan, microwave and oven & grill. Pantry style shelved cupboard, access to utility and rear facing window.



UTILITY ROOM

2.09 x 1.72 (6'10" x 5'7")

Worktop with space for white goods, wall mounted shelving, boiler, access to WC and rear external door.

WC

1.52 x 1.48 (4'11" x 4'10")

Wash hand basin with storage and mixer tap, WC, wall mounted cabinet and rear facing textured glass window.

BEDROOM ONE

3.60 x 3.48 (11'9" x 11'5")

Comfortable double bedroom with built-in double wardrobe and rear facing window overlooking the garden.



BEDROOM TWO

3.66 x 3.60 x 2.99 (12'0" x 11'9" x 9'9")

Double bedroom with front facing window.



BEDROOM THREE

3.00 x 3.01 (9'10" x 9'10")

Double bedroom with front facing window and two single, built-in wardrobes.



BATHROOM

2.39 x 2.24 (7'10" x 7'4")

Bath, walk-in shower, WC, wash hand basin with storage, wall mounted cabinet, heated towel rail, tiled walls and side facing textured glass window.



DRIVEWAY & GARAGE

Private driveway with parking space for multiple vehicles and detached single garage with access from driveway and rear garden.



FRONT GARDEN

Well maintained lawn space with paved pathway to the front door and gated access to the rear garden.



REAR GARDEN

Generous lawn space with paved pathway to the rear door, timber shed, wood store and oil tank.



EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, integrated appliances and free standing white goods, curtains, blinds and curtain poles/tracks, timber shed and wood store are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. Central heating is oil and connected to the multi-fuel stove in the lounge. The boiler has been serviced annually last being done in July 2026.

EPC BAND

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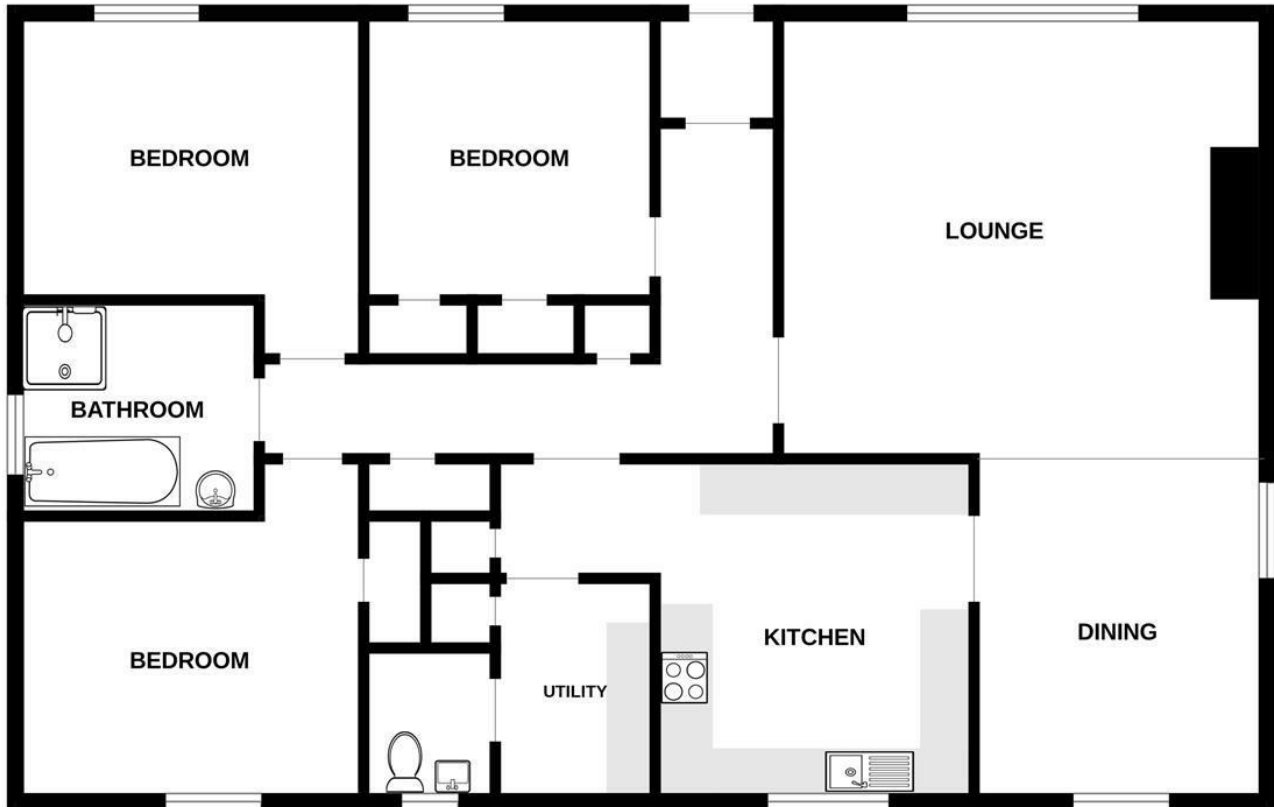
COUNCIL TAX BAND

The current council tax is Band E. Please be aware that this may be subject to change upon sale.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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