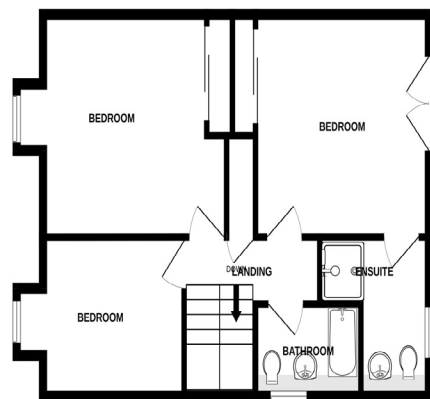
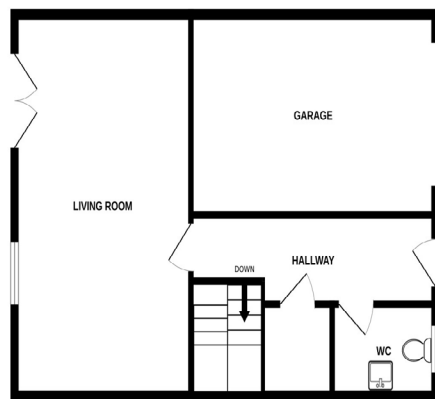
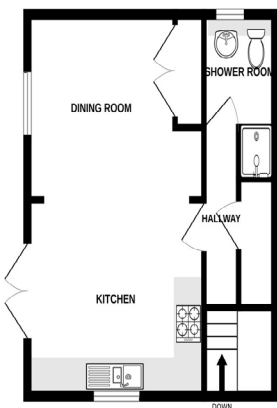


LOWER GROUND FLOOR

GROUND FLOOR

1ST FLOOR



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

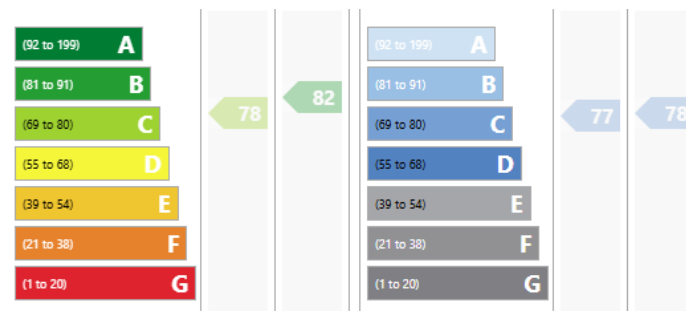
Entry

By mutual agreement.

Home Report

Home Report Valuation - £325,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



70 Culduthel Mains Circle Inverness

IV2 6RH

This attractive three bedroomed, detached villa with garden grounds benefits from views towards the countryside, is fully double glazed, has gas heating and a single garage.

OFFERS OVER £325,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Detached House



3 Bedrooms



1 Reception



3 Bathrooms



Gas



Garden



Garage



Driveway

Kitchen



Kitchen



Bedroom One



En-Suite Shower Room





Lounge

Property Description

70 Culduthel Mains Circle is a fantastic, three bedroomed detached villa which occupies a desirable plot in the sought after Culduthel area of the city and boasts an attached single garage, solar panels and enclosed rear garden. Benefitting from a wealth of features including a bright and airy open plan kitchen/dining area, gas central heating, an en-suite shower room and double glazed windows, viewing of this lovely home is essential as it occupies a super position with no properties directly behind it and is the ideal purchase for those wanting a quality home in a modern development. In great condition throughout, the villa offers a versatile and expansive layout with accommodation arranged over three floors, suiting family living and appealing to professionals working from home. On entering the property, you are met with a roomy entrance hall (with useful WC) before heading into the inviting lounge. This substantial and well-positioned room with Juliette balcony provides a comfortable space for families to relax, whilst enjoying the uninterrupted views over the neighbouring countryside. As you descend a level, the hallway leads to a shower room and the double aspect kitchen/dining room, which gives direct access to the rear garden and patio area via the French doors. It is fully equipped with an integral gas hob and extractor fan, an electric oven, dishwasher, washer/dryer and fridge-freezer, along with a 1½ sink drainer with mixer tap, ample mounted cabinets and worktop space. The top floor hosts all three double bedrooms, two having double mirrored wardrobes, and the principal bedroom being improved with an en-suite shower room. The family bathroom completes the top floor and comprises a vanity wash hand basin, WC and bath with complimentary tiling. A great feature of this home is the abundance of storage it provides, with sizeable cupboards being found on all three floors, practical for large families. The loft is accessed via the top landing and offers additional storage if required. Outside, the front garden is laid to lawn, with a tarmac driveway providing off-street parking for two vehicles. This leads to the attached, single garage which has a roller door, electricity and lighting. The West facing rear garden backs onto the surrounding countryside, and is enclosed by timber fencing, offering a degree of privacy and a safe place for children to play outside. It is the ideal setting for entertaining, having a perfectly positioned patio area to revel in the sunshine and host al-fresco dining. Locally, there are excellent amenities and services located nearby including Primary and Secondary schooling, a vet, eateries, and two major supermarkets with petrol stations. Fairways Retail Park is just a short distance away and includes a bar and restaurant, golfing range and a Travelodge. It's located near to the Southern Distributor Road, which offers easy access onto the A9, Raigmore Hospital, Inshes Retail Park and Inverness UHI.



Bedroom Two



Bedroom Three



Bathroom

- Rooms & Dimensions**
- Entrance Hall
 - WC
Approx 1.47m x 2.29m
 - Lounge
Approx 6.35m x 3.94m
 - Open Plan Kitchen/Dining Area
Approx 6.19m x 3.86m
 - Shower Room
Approx 1.85m x 2.40m
 - Landing
 - Bedroom Three
Approx 3.44m x 3.24m
 - Bedroom Two
Approx 3.01m x 4.64m*
 - Bedroom One
Approx 3.01m x 3.86m
 - En-Suite Shower Room
Approx 3.25m x 2.34m*
 - Bathroom
Approx 2.09m x 1.92m*
 - Garage
Approx 3.01m x 5.94m
 - *At widest point

