

Innes & Mackay

23 Culcabock Avenue, Inverness, IV2 3RG

- CHAIN FREE AND CASH PURCHASERS ONLY
- LOCATED IN THE SOUGHT AFTER CUCABOCK AREA OF INVERNESS
- NON-TRADITIONAL CONSTRUCTION
- KITCHEN/DINER
- OFF-STREET DRIVEWAY PARKING
- DETACHED GARAGE

£25,000 BELOW VALUATION!!!

Offers over £175,000





PROPERTY DESCRIPTION

Located in the sought-after Culcabock area of Inverness, this attractive three-bedroom detached bungalow offers well-proportioned accommodation throughout and is ideally suited to a wide range of buyers. Enjoying a desirable setting close to Raigmore Hospital and Inverness Golf Club, the property is also within easy walking distance of local amenities and the city centre. The accommodation comprises a spacious lounge, kitchen/diner, two double bedrooms, a shower room, and a third bedroom/sun room overlooking the rear garden. Further benefits include off-street driveway parking, a detached single garage and enclosed gardens to the front and rear. Combining a convenient location with the ease of single-level living, this property presents an excellent opportunity for professional couples, downsizers, or anyone seeking accommodation all on one level. Please note that the property is of non-traditional construction, therefore mortgage lending may be limited.

LOCATION

This property is located within the Culcabock area of Inverness, perfectly placed for both convenience and lifestyle. Nearby you'll find excellent local services including Raigmore Hospital, Lifescan, the Police Headquarters, Inverness University Campus, and a wide choice of shops at Inshes Retail Park. Two supermarkets, a pharmacy, post office, petrol station, Bannatyne Health Club and a selection of retail outlets are located nearby, making day-to-day living wonderfully easy. The property falls within the catchment area for Drakies Primary School and Millburn Academy. A regular bus service operates close to the property, providing easy access to Inverness city centre, where an extensive range of shopping, leisure, dining and cultural facilities can be found. For commuters, there is convenient access to the A9 and A96, while Inverness Railway Station and Inverness Airport offer excellent transport links throughout the UK and beyond.

GARDEN

The property enjoys fully enclosed gardens to the front and rear, offering a good degree of privacy and attractive outdoor space for relaxation and entertaining. The front garden is complemented by a variety of mature trees, shrubs and established planting. A lengthy driveway to the side of the property provides ample off-street parking and leads to the detached single garage. A wrought iron gate provides access to the rear garden, where paved steps lead up to a patio area where there is plenty of space for dining furniture. Predominantly laid to lawn, the rear garden is bordered by mature hedging, trees and established shrubs, creating a private and sheltered setting. A further paved patio area, positioned in the corner of the garden, provides an ideal spot for outdoor entertaining, while the varied planting brings colour throughout the seasons.

ENTRANCE HALL

Front door opens into the welcoming hallway, laid with wooden flooring. Access is provided to the lounge, kitchen/diner, two bedrooms, third bedroom/sunroom, shower room and two fitted storage cupboards.

LOUNGE

5.57 x 3.35 (18'3" x 10'11")

The lounge is a bright and generously proportioned room featuring a large picture window to the front and a bay-style window to the side, allowing a good degree of natural light. A gas fire with integrated Baxi back boiler is set within a slate surround and hearth with wooden mantle.

KITCHEN/DINER

5.74 x 3.08 (18'9" x 10'1")

The kitchen is fitted with a range of wall mounted and floor based units with worktop, electric ceramic hob with oven under and extractor hood over and 1 ½ bowl stainless steel sink with





drainer. Freestanding appliances include washing machine, dishwasher and fridge freezer. Providing ample space for family dining, the room benefits from a traditional ceiling-mounted pulley airer, a large rear-facing window, and a door providing access to the side of the property. The room is finished with vinyl flooring.

BEDROOM 1

3.21 x 3.19 (10'6" x 10'5")
Bedroom one is a good sized double room with window to the side elevation. There is a freestanding wardrobe and integral single cupboard with shelving. Carpet.

BEDROOM 2

3.44 x 2.82 (11'3" x 9'3")
The second bedroom is also a double room, laid with carpet. This room benefits from a large window to the front, along with a double fitted wardrobe and single fitted cupboard with shelving providing good storage.

BEDROOM 3/SUN ROOM

4.15 x 2.81 (13'7" x 9'2")
This room, which can be utilised as a third bedroom/sun room, benefits from wide-aspect windows overlooking the rear garden. Wood flooring completes this room.

SHOWER ROOM

2.40 x 1.64 (7'10" x 5'4")
The shower room is furnished with a WC and wash hand basin set within a vanity unit and shower cubicle housing mains shower. Tiled flooring, wall tiles and window to the rear complete this room.

HEATING

Gas central heating.

GLAZING

Double glazed.

PARKING

Off-street driveway parking. Detached single garage.

COUNCIL TAX BAND - C

EPC BAND - D

SERVICES

Mains water, drainage, gas, electricity, television and telephone points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, blinds, integrated appliances, washing machine, dishwasher and fridge freezer. Freestanding wardrobe in bedroom.

VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463 251 200).

















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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