



**PAUL COUTTS**  
ESTATE AGENCY

Paul Coutts Estate Agency Ltd  
102 Brudes Hill  
Inverness  
IV3 8AT

# Rosemount, 6 Culduthel Gardens, Inverness, IV2 4AR

£475,000

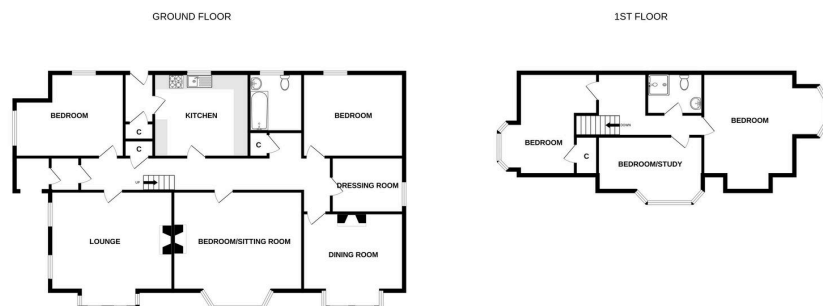
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- HOME REPORT UNDER EPC LINK
- RARELY AVAILABLE LOCATION
- FLEXIBLE LIVING ACCOMODATION
- BRIGHT AND WELL APPOINTED
- GENEROUS GARDEN GROUNDS WITH DETACHED GARAGE
- CHARMING DETACHED VILLA
- DECEPTIVELY SPACIOUS
- FIVE BEDROOMS, DRESSING ROOM, STUDY, THREE RECEPTION ROOMS
- AMPLE OFF STREET PARKING
- EARLY VIEWING HIGHLY RECOMMENDED



Located in the highly sought-after Culduthel area of Inverness, this deceptively spacious villa offers flexible family living over two floors, with five bedrooms, three reception rooms, a dedicated office and dressing room. Recently refurbished this well-proportioned home with detached garage and generous garden grounds is within easy reach of the city centre and in the sought after Crown Primary catchment area. Viewing comes highly recommended.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 relied on only for 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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