

134 CULDUTHEL PARK, INVERNESS IV2 4RZ

Offers Over £315,000



Delightful three bedroom detached dwelling in a highly sought-after and desirable area of Inverness.

R&R Urquhart LLP



This three bedroom 1½ storey property has been brought to the market offering excellent accommodation over two floors. The layout on the ground floor affords the opportunity to create a more flexible and perhaps open-plan layout, desirable in modern day living. Equally, the present layout is also conducive to family living and flows well.

Situated in a popular and peaceful residential area of Inverness in a desirable leafy development comprising a range of similarly aged properties. No 134 enjoys a pleasant secluded site in a no-through cul-de-sac, with access via a gate in the garden to Culduthel Community Woods. Ideal for children and dog owners.

Entrance Hall

A spacious entrance hall accessing the lounge, kitchen, cloakroom and the carpeted staircase leading to the first floor. A large cupboard provides excellent storage, and further storage is available under the stairs.

Lounge/Dining Room 8.54m x 3.88m (lounge) and 2.75m (dining)

A well-proportioned spacious room with a large window to the front of the property, and doors accessing the hall, kitchen and conservatory. A fantastic room for entertaining. Double doors open into the conservatory creating the option of further space.

Conservatory 3.75m x 3.31m

A later addition to the property giving access to the beautiful rear garden. Glazed to three sides and also accessing the lounge and utility room.

Utility Room 2.32m x 1.52m

With a door to the kitchen, one to the conservatory, and providing space for white goods. A stainless steel sink with storage below and a wall mounted central heating boiler (relatively new) complete the room.

Kitchen 2.70m x 3.47m

Fitted in an 'L' shaped design with fresh white wood effect units with a wood trim. Included in the sale are a four ring electric hob, electric oven and extractor hood, and a dishwasher. A 1½ bowl sink and drainer sits below the window overlooking the back garden. There is also space for informal dining.

Cloakroom 1.65m x 0.88m

Conveniently situated on the ground floor, comprising a WC and wash hand basin with the window to the side aspect.



Extras Included

Blinds, curtains, fitted floor coverings oven, hob, extractor hood, dishwasher

Heating Gas fired central heating

Double Glazing Timber double glazing

Council Tax Band E

EPC Rating Band C

Gas Mains

Electricity Mains

Water Mains

Drainage Mains

Landing

Accessed via the carpeted staircase. A large Velux window allows for lots of natural daylight to brighten the landing. A linen cupboard offers excellent storage, and a hatch in the ceiling accesses the loft.

Master Bedroom 3.49m x 2.90m

To the front of the property and benefiting from double mirrored wardrobes. Laid with carpet.

En suite Shower room 0.99m x 2.80m (into shower cubicle)

A convenient benefit to the bedroom comprising a WC, wash hand basin, and a shower cubicle housing a mains fed shower. A window faces to the front of the property.

Bathroom 2.74m x 1.98m

A bright and very generous bathroom comprising a bath with shower over, a WC, and a wash hand basin. A large Velux window allows ample daylight to flood in.

Bedroom 2 3.42m x 2.88m

A good sized room to the rear of the property, presently utilised as a twin, and benefitting from double built-in mirrored wardrobes. The floor is laid with carpet.

Bedroom 3 3.09m x 2.86m

Another double room, presently set up as a single, however with ample room for a double bed. To the rear of the property, and again with double mirrored wardrobes and laid with carpet.





Outside

The garden is fully enclosed to the rear and has a huge array of beautiful established trees, shrubs and plants. A good size lawn is central to the garden and a gate gives access to woodland walks. A large decking provides a raised seating area and accesses the conservatory.

A double garage benefits from power, light, has a side door along with a front up and over door. There is also generous off-street parking to the front.

Culduthel Park is situated in the a most desirable location of Inverness offering easy access to the Southern Distributor Road, giving access to the whole of Inverness and the A9 trunk road. Lochardil Primary School close by provides education for the younger children, whilst secondary pupils attend Inverness Royal Academy, a short walk away. Raigmore Hospital, UHI Campus, Inshes Retail Park, Asda superstore and Fairways Golf Course are all near-by, and a regular bus service is available to and from the city centre.

Inverness, the capital of the Highlands is one of Europe's fastest growing cities, and is considered to be among the top five UK cities to live. The city with its modern infrastructure has been a popular attraction for many large businesses, restaurants, bars and retail companies.



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.