



Bracken Lodge, Tower Brae South, INVERNESS, IV2 5BW

Offers Over £330,000

REF: 60509





description

Bracken lodge is an impressive, deceptively spacious, four bedroom detached bungalow located in a quiet cul-de-sac in the desirable Westhill area of the city, close to excellent facilities yet enjoys a semi-rural location. The property benefits from gas central heating, double glazing and a detached garage. With ample storage and very generous living space, this property represents a desirable family home.

Viewing is highly recommended to appreciate this delightful property and generous garden grounds.

The accommodation consists of: an entrance vestibule; inner hallway which leads to the principle rooms, with large storage cupboard; open plan kitchen/dining with a good selection of base and wall mounted units, worktops, complementary tiling to splash back, gas fired Britannia Range cooker, extractor fan, space for a dishwasher and washing machine, two storage cupboards with one housing the boiler and access to the attic; the dining area enjoys stunning views overlooking the garden; triple aspect family room, again boasting stunning garden views; rear porch with access to the rear garden; double aspect, spacious lounge with a wood burning stove set on a slate hearth providing a welcoming focal point and boasts views over to the Moray Firth and hills beyond; three spacious double bedrooms; a double aspect single bedroom; bathroom comprising a bath, free standing mains powered shower and wash hand basin; separate WC next door.

The property sits in an impressive large wraparound garden which is mainly laid to grass with a selection of mature trees, shrubs and bushes along with some productive fruit trees/bushes. There is a locbloc driveway to the front which provides ample off-street parking and leads to the single garage which has up and over door, light, power and a storeroom with shelving to the rear. The property also benefits from a garden shed, greenhouse and cellar. The facilities closest to the property can be found at Cradlehall Shopping Centre which include a general store, bakers, restaurant, hair salon and nursery. Additional facilities can be found at nearby Culloden which include a general store, Post Office, chemist, butcher's, takeaway, doctor's surgery and community centre with swimming pool. Education is provided at Cradlehall Primary School or Culloden Academy.

Inverness city centre is within very easy reach and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.



Kitchen	4.31m x 2.84m (14'2 x 9'3)
Dining	4.21m x 3.36m (13'9 x 11'0)
Family Room	4.88m x 3.78m (16'0 x 12'5)
Lounge	4.45m x 4.25m (14'6 x 13'11)
Master Bedroom	4.23m x 3.30m (13'11 x 10'9)
Bedroom 2	3.44m x 3.09m (11'3 x 10'2)
Bedroom 3	3.27m x 3.24m (10'9 x 10'8)

Bedroom 4	3.23m x 2.42m (10'6 x 7'11)
Bathroom	2.55m x 1.63m (8'3 x 5'3)
WC	1.57m x 1.05m (5'2 x 3'5)
Rear Porch	1.98m x 1.29m (6'6 x 4'3)
Garage	6.92m x 2.82m (22'8 x 9'3)
Store Room	2.82m x 2.64m (9'3 x 8'8)







General

All floor coverings, light fittings, curtains, blinds, Britannia Range cooker, garden shed, greenhouse are included in the asking price.

Services

Mains gas, electricity, drainage and water.

Council Tax

Council Tax Band F

EPC Rating

D

Post Code

IV2 5BW

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

JD/AG/DESA0001/1

Price

Offers Over £330,000

Directions

From the City Centre, proceed out Millburn Road to Millburn roundabout. Take third exit and proceed up Old Perth Road to Culcabock Roundabout. Take first exit and go past Raigmore Hospital to roundabout. Take second exit on left onto Culloden Road. Go straight through first set of traffic lights and again straight ahead at the traffic lights which turn on to Caulfield Road. Continue along Culloden Road, passing Ardtower Caravan Park on your right hand side and take the 4th left onto Tower Brae South. Continue down the brae and the property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



