



**48 Castlehill Gardens, INVERNESS, IV2 5DL**

**Offers Over £200,000**

**REF: 60749**





Situated in the popular Castlehill area of the City, this well presented, semi-detached bungalow is within easy reach of excellent facilities, the Highlands and Islands University campus, the Airport and Inverness City Centre. The bungalow benefits from double glazing, gas fired central heating, off-street parking and a private rear garden. With ample storage and well proportioned rooms this property represents an ideal home for a first-time buyer or young family but also someone looking to downsize.

Only by viewing can you fully appreciate this delightful property and quiet, convenient location.

The accommodation consists of: an L-shaped hallway with access to the attic which is partially floored and reached via a drop down ladder, and three store cupboards, one housing the hot water tank and boiler; front facing bright lounge with dining area; well appointed kitchen with a good selection of base and wall mounted units, complementary worktops, electric oven & hob, fridge freezer, washing machine and dishwasher; rear porch with views to the rear garden; two good-sized bedrooms both with fitted storage and shower room comprising a WC, wash hand basin and large walk-in mains fed shower.

The garden area to the front of the property is laid to gravel while the fully enclosed private rear garden is laid to gravel and slabs for easy maintenance and is well populated with mature shrubs and bushes. There is a summer house and a paved patio area which provides an ideal venue for alresco dining. A driveway and car port to the side of the property provides ample off-street parking and leads to the garage which has light, power and up and over door.

Cradlehall has recently been voted in the top ten most desirable areas to live in Scotland, it is a delightful quiet area just outside the City. Facilities nearest the property can be found at Cradlehall Shopping Centre which caters adequately for daily requirements and include a general store, bakers, restaurant, beauty salon, nursery and dentists. Additional facilities can be found in Inshes Retail Park which include supermarkets, takeaway and selection of retail outlets. Education is provided at Cradlehall Primary School or Culloden Academy both of which are within very easy reach. A regular bus service to and from Inverness City Centre is also routed close by.

Inverness, the main business and commercial centre in the Highlands is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Kitchen</b>	<b>2.89m x 2.85m (9'6 x 9'3)</b>	<b>Bathroom</b>	<b>2.09m x 2.02m (6'9 x 6'8)</b>
<b>Lounge</b>	<b>6.53m x 3.57m (21'5 x 11'9)</b>	<b>Rear Porch</b>	<b>1.66m x 1.57m (5'5 x 5'2)</b>
<b>Bedroom 1</b>	<b>3.31m x 3.21m (10'9 x 10'6)</b>	<b>Summer House</b>	<b>2.55m x 2.32m (8'3 x 7'6)</b>
<b>Bedroom 2</b>	<b>3.25m x 3.00m (10'8 x 9'9)</b>	<b>Garage</b>	<b>5.65m x 2.76m (18'6 x 9'0)</b>



### General

All floor coverings, blinds and white goods are included in the asking price.

### Services

Mains water, drainage, electric and gas.

### Council Tax

Council Tax Band D

### EPC Rating

C

### Post Code

IV2 5DL

### Entry

By mutual agreement.

### Viewing

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

### Reference

AMM/JD/GARD0068/1

### Price

Offers Over £200,000

### Directions

From the City Centre, proceed to Millburn roundabout. Take the third exit and proceed up Old Perth Road to Culcabock roundabout. Take the first exit and go past Raigmore Hospital to the roundabout. Take second exit on left onto the Culloden Road. Passing the UHI campus go through the traffic lights. At the next traffic lights turn left onto Caulfield Road. Continue along and take your first left onto Castlehill Road and then turn immediately left again onto Castlehill Gardens. The property is further along on the 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.

