

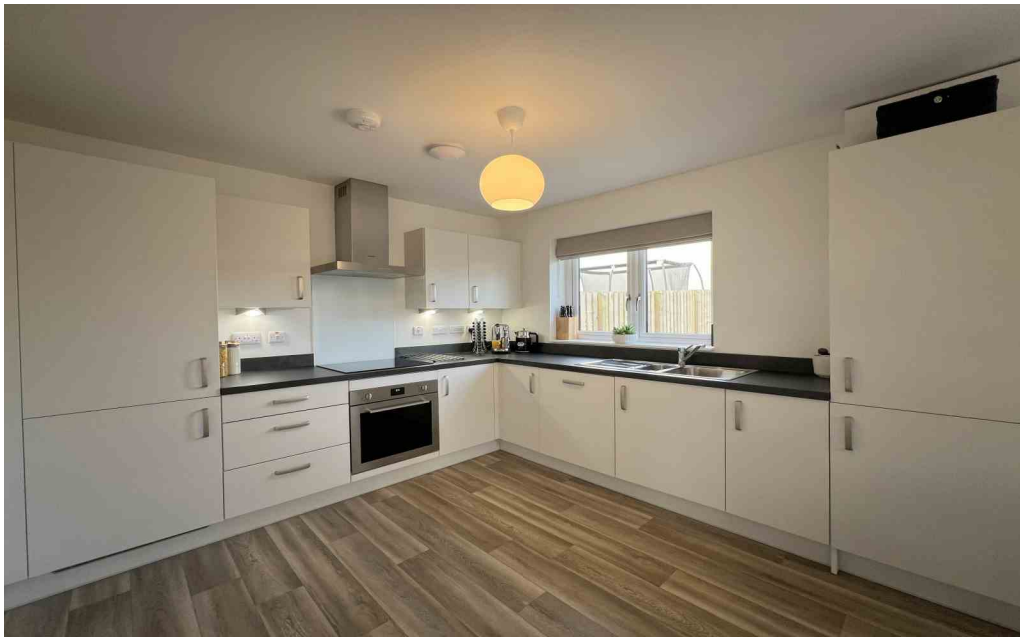


6 Maclachlan Place, Stratton, INVERNESS, IV2 7BA

Fixed Price £275,000

REF: 60779





This immaculate, three-bedroom, detached villa is situated in the new sought-after Culloden West development in Inverness, close to excellent facilities and within easy reach of the City Centre. Built by Scotia Homes, this contemporary family home is in walk in condition throughout and benefits from double-glazing, gas fired central heating, solar PV panels and the remainder of the NHBC guarantee. With ample storage and well-proportioned rooms, this property represents a very generous family home.

Viewing is highly recommended to fully appreciate the extent of the living space and convenient location.

The accommodation consists of: a welcoming open plan entrance hall with stairs leading to the upper floor and fitted storage cupboard; a bright, triple aspect lounge; an open plan kitchen/dining area with a good selection of base and wall mounted units, complementary worktop and upstand, integrated fridge freezer, dishwasher, electric oven, hob, extractor fan, ample room for dining and entertaining and patio door leading to the garden; a utility room with worktop area, space for washing machine and tumble dryer and an additional shelved storage cupboard; a cloakroom comprising a WC and wash-hand basin.

On the upper floor: a spacious landing; master bedroom with double mirrored wardrobes complete with an en-suite shower room comprising a WC, wash hand basin, mains shower enclosure and fitted storage cupboard; two further double bedrooms, one with double mirrored wardrobe; a family bathroom comprising a three-piece suite in white and mains shower over bath.

The fully enclosed garden area is mainly laid to lawn for easy maintenance and benefits from a paved patio area providing an ideal venue for alfresco dining and entertaining. A driveway to the side of the property provides ample off-street parking.

The property is located in the residential development at Culloden West, Stratton, Inverness, close to many amenities. Facilities close to the property can be found at Culloden shopping centre which include a general store, Post Office, chemist, hair salon, butcher's, takeaway, medical centre and community centre with swimming pool. Education is provided at Smithton Primary School or Culloden Academy, both of which are within walking distance. A regular bus service to and from Inverness City Centre and Inverness Retail Park is also routed close by. Inverness Retail Park offers a range of shopping outlets, restaurants, petrol station and cinema.

<b>Entrance Hall</b>	<b>2.33m x 1.77m (7'8 x 5'9)</b>	<b>En-suite</b>	<b>1.74m x 1.34m (5'9 x 4'5)</b>
<b>Kitchen/Diner</b>	<b>5.42m x 3.28m (17'9 x 10'9)</b>	<b>Bedroom 2</b>	<b>3.06m x 3.00m (10'0 x 9'9)</b>
<b>Utility Room</b>	<b>2.35m x 1.36m (7'9 x 4'6)</b>	<b>Bedroom 3</b>	<b>3.07m x 2.29m (10'0 x 7'6)</b>
<b>Lounge</b>	<b>5.41m x 3.30m (17'9 x 10'9)</b>	<b>Bathroom</b>	<b>2.32m x 2.02m (7'6 x 6'8)</b>
<b>Upper Landing</b>	<b>3.96m x 2.33m (13'0 x 7'8)</b>	<b>WC</b>	<b>2.34m x 1.02m (7'8 x 3'3)</b>
<b>Master Bedroom</b>	<b>3.28m x 3.06m (10'9 x 10'0)</b>		



### General

All floor coverings, light fittings, curtains, blinds, integrated electric oven, hob, extractor fan, fridge freezer and dishwasher are included in the sale.

### Services

Mains water, electric, gas and drainage. Solar PV panels.

### Council Tax

Council Tax Band E

### EPC Rating

B

### Post Code

IV2 7BA

### Entry

By mutual agreement.

### Viewing

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

### Reference

RC/EB/NELS21/1

### Price

Fixed Price £275,000

### Directions

From Inverness, take the A96 East signposted Aberdeen and pass Tesco Extra on your right-hand side. At the next roundabout, turn right signposted Smithton and Culloden and take the first right at the traffic lights, signposted for Culloden West. Continue straight ahead, taking the 3rd exit on your left onto Maclachlan Place. The property is further along on your right-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.

