



4 Blackthorn Road, Culloden, INVERNESS, IV2 7LA

Offers Over £170,000

REF: 60799





This delightful, two-bedroom, semi-detached bungalow is located in the popular Culloden area of the City, close to excellent facilities and within easy reach of the City Centre, Raigmore Hospital and Inverness Airport. In good condition throughout, the property benefits from gas-fired central heating, double glazing and off-street parking. With well-proportioned rooms and ample storage, this property represents an ideal family home or for someone looking to downsize.

Viewing is highly recommended to fully appreciate this charming bungalow and convenient location.

The accommodation consists of: an entrance L-shaped hall with storage cupboard and access to the partially floored attic; a spacious lounge with large window allowing the room to flood with natural light and wooden fireplace surround which could be set with an ornamental fire; a spacious kitchen/diner with a good selection of base and wall mounted units, complementary worktop, tiling to splash back, free standing electric cooker, fridge freezer, washing machine, tumble dryer, patio doors and further single door both leading to the rear garden; master bedroom with built-in triple mirrored wardrobes and wall mounted tv; further small double bedroom; wet room comprising wash hand basin, WC and level access electric shower.

The well-maintained garden to the front of the property is of generous size, mainly laid to lawn with borders of mature plants, shrubs and bushes and bespoke wooden bench. The private rear garden is also very well maintained, mainly laid to lawn and benefits from a paved patio area providing an ideal venue for al-fresco dining. There are also two garden sheds, one with power and light. A gravelled driveway to the side of the property provides ample off-street parking for several cars.

The property is within very easy walking distance of an excellent range of facilities including a general store, Post Office, chemist, butchers, takeaway, bakers, library and community centre with swimming pool. Education is provided at Duncan Forbes Primary School or Culloden Academy, both of which are within walking distance. A regular bus service to and from Inverness Retail Park and City Centre is routed close by.

Inverness City Centre, a short distance away, offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Kitchen/Diner **5.51m x 3.41m (18'0 x 11'2)**

Lounge **4.64m x 3.08m (15'3 x 10'0)**

Master Bedroom **2.92m x 2.82m (9'6 x 9'3)**

Bedroom 2 **3.53m x 2.26m (11'6 x 7'5)**

Shower Room **2.50m x 2.07m (8'2 x 6'9)**



General

All floor coverings, light fittings, blinds, cooker, fridge freezer, washing machine, tumble dryer, wall mounted tv and two garden sheds are included in the asking price.

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band C

EPC Rating

D

Post Code

IV2 7LA

Entry

By mutual agreement.

Viewing

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

Reference

LB/EB/MITC129/3

Price

Offers Over £170,000

Directions

From Inverness City, take the A96 signposted Aberdeen passing Tesco Extra on your right-hand side. At the next roundabout take the second exit on your right signposted Smithton and Culloden. Continue along this road until you reach the 5th set of traffic lights and turn left, keeping left at the mini roundabout. Continue along Keppoch Road and turn left onto Blackthorn Road, opposite Duncan Forbes Primary School. The property is second 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.

