



54 Culduthel Mains Crescent, Culduthel, INVERNESS, IV2 6RG

Offers Over £210,000

REF: 60826





This deceptively spacious villa is situated in the highly desirable Culduthel area of the City, close to excellent facilities and within easy reach of the City Centre. In good condition throughout, this three-bedroom property benefits from double glazing and gas-fired central heating. With ample storage and well-proportioned rooms this property represents a very comfortable family home. Viewing is highly recommended to fully appreciate this delightful property and truly convenient location.

The accommodation consists of; a hallway with under stair storage cupboard and cloak cupboard; front facing bright lounge; a very well-appointed kitchen/diner with a good selection of modern base and wall mounted units, complementary worktop and splashback, electric hob, oven, washing machine, dishwasher and fridge/freezer. From the dining area French Doors open to the decked area and rear garden; cloakroom with WC and wash hand basin. On the upper floor the landing gives access to two double bedrooms and one single bedroom, all with fitted storage and family bathroom comprising a three-piece suite in white with mixer tap and shower head to bath.

The property sits in a good-sized corner plot, with the front garden mainly laid to gravel. The fully enclosed rear garden has been prepared for gravel to be laid and a composite decked area provides an ideal venue for alfresco dining or entertaining. A driveway to the side of the property provides ample off-street parking.

Facilities nearest the property include a supermarket and café while additional facilities can be found at nearby Inshes Retail Park which include a supermarket, takeaway, Post Office and selection of retail outlets. A regular bus service to and from Inverness City Centre is routed close by. Education is provided at Lochardil Primary School or Inverness Royal Academy, both of which are within walking distance.

Inverness, the main business and commercial centre of the Highlands, is also 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.

Hall	3.57m x 1.90m (11'9 x 6'3)	Bedroom 2	3.10m x 3.09m (10'2 x 10'2)
Kitchen	5.11m x 2.69m (16'9 x 8'9)	Bedroom 3	2.63m x 2.45m (8'8 x 8'0)
Lounge	4.75m x 3.09m (15'6 x 10'2)	Bathroom	2.00m x 1.92m (6'6 x 6'3)
Bedroom 1	3.70m x 3.08m (12'2 x 10'0)	WC	1.91m x 1.15m (6'3 x 3'9)



General

General all floor coverings, curtain poles, washing machine and fridge freezer 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 6RG

Entry

By mutual agreement.

Viewing

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

Reference

TS/JD/SHIN005/1

Price

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Directions

From Inverness, take Castle Street leading onto Culduthel Road. Continue along to the end of Culduthel Road and turn right onto Culduthel Avenue. Turn left onto Culduthel Mains Road and second right onto Culduthel Mains Crescent. The property is 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.

