

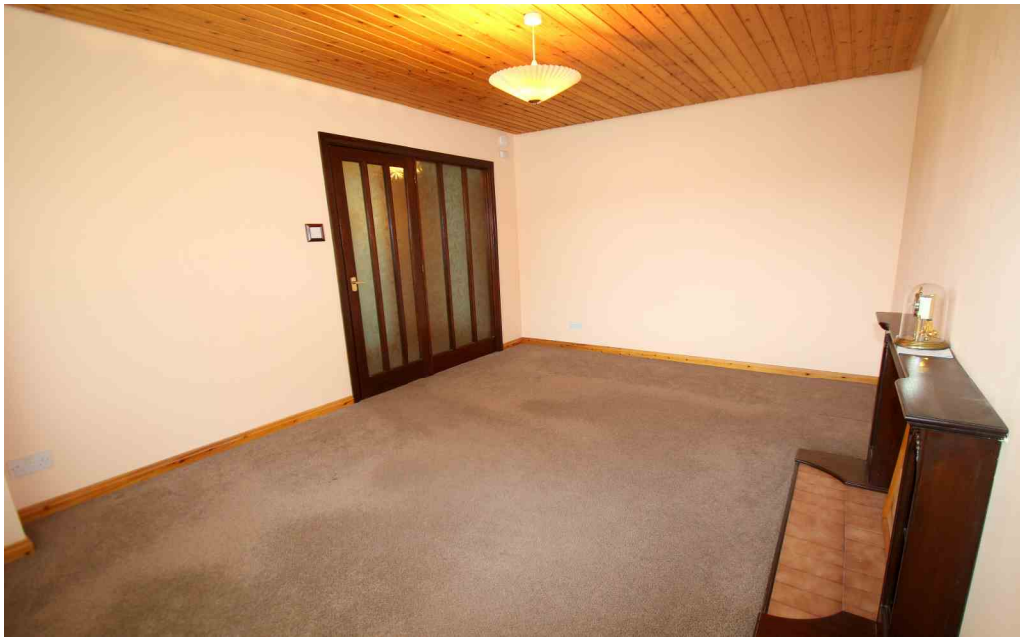


33 Old Mill Lane, INVERNESS, IV2 3XP

Offers Over £260,000

REF: 61013





Located in a quiet cul de sac in the highly desirable Culcabock area of the City, this three-bedroom bungalow is within walking distance of some excellent facilities and is within very easy reach of the City Centre. In good condition throughout, the property benefits from double glazing, gas fired central heating and off-street parking. With ample storage and well-proportioned rooms, this property represents an ideal home for a young family or someone looking to downsize.

Only by viewing can you fully appreciate this delightful bungalow and truly convenient location.

The accommodation consists of; an entrance vestibule; inner hallway with two large store cupboards; front facing lounge with an ornamental fire surround, there is a gas connection which has been disconnected; a well-appointed kitchen with a selection of base and wall mounted units, electric oven, hob and grill, washing machine, space for fridge freezer and ample room for dining; three good sized bedrooms all with fitted storage and shower room comprising a WC, wash hand basin and level access electric powered shower.

A garden area to the front of the property is laid to lawn with some mature shrubs and bushes while the fully enclosed rear garden is also laid to lawn with mature shrubs and bushes. A paved patio area provides an ideal venue for al fresco dining. A driveway to the side of the property provides ample off-street parking and leads to the single garage which has light, power and up & over door.

The property is well placed for accessing an excellent range of facilities, the nearest of which can be found in the Crown area of the City and include a general store, chemist, takeaway, delicatessen and excellent range of hotels and bars. Additional facilities can be found at Inshes Retail Park which include a supermarket, Post Office and selection of retail outlets. Education is provided at Drakies Primary School or Millburn Academy, both of which are within walking distance.

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

Kitchen **3.96m x 3.29m (13'0 x 10'9)**

Lounge **4.69m x 3.30m (15'5 x 10'9)**

Bedroom 1 **3.96m x 3.11m (13'0 x 10'2)**

Bedroom 2 **2.96m x 2.72m (9'9 x 8'11)**

Bedroom 3 **2.92m x 2.70m (9'6 x 8'9)**

Bathroom **2.30m x 1.69m (7'6 x 5'6)**

Garage **5.79m x 2.68m (19'0 x 8'9)**



General

All floor coverings, light fittings, curtains and washing machine are included in the asking price.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band E

EPC Rating

C

Post Code

IV2 3XP

Entry

By mutual agreement.

Viewing

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

Reference

AG/JD/SUTH0448/2

Price

Offers Over £260,000

Directions

From Inverness, travel up Castle Street turning left into Old Edinburgh Road. At the traffic lights, continue onto Annfield Road and at the end turn right then first left into Harris Road. Continue straight on at the mini roundabout and take a left onto Old Mill Lane. Take the 2nd on your right, 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.

