



**Eilean Donan, Caulfield Road South, INVERNESS, IV2 5BH**

**Offers Over £450,000**

**REF: 61064**







## *description*

Eilean Donan is an impressive, four-bedroom, detached bungalow located in a quiet cul-de-sac in the sought after Cradlehall area of the City, close to excellent local facilities, the City Centre, Highlands and Islands University Campus and Inverness Airport.

Completed in 2019, this stylish property is flooded with natural light and enjoys modern, contemporary living. Finished to a high standard, the property benefits from the remainder of the 10-year NHBC guarantee, underfloor heating, high ceilings, solar panels, and a separate annexe, which although in need of repair, could be utilised as an additional dwelling or holiday let given the necessary planning consents.

Viewing is highly recommended to appreciate this delightful bungalow and generous garden grounds.

The accommodation consists of: a welcoming entrance vestibule; a wide hallway with two large storage cupboards; a bright and airy, triple aspect, open-plan kitchen/dining/ lounge area which boasts lovely views over the garden. The well-appointed kitchen has a good selection of base and wall mounted units, complementary worktop with and tiling to splashback, breakfast bar, American style fridge freezer, integrated oven, gas hob, extractor. The lounge/dining area is also generously proportioned with a wood burning stove providing a welcoming focal point and large glass bi-fold doors giving access to the rear garden; utility room with washing machine, tumble dryer, work surface, boiler and access to the rear garden; a generous double aspect lounge with wood burning stove set on a slate hearth providing a welcoming focal point; a spacious master bedroom with double fitted wardrobe along with en-suite facilities comprising a large walk-in mains powered shower, wash hand basin and WC; two further double bedrooms, one with fitted storage and one with access to the attic, a small double/single bedroom; a family bathroom comprising a wash hand basin, WC and bath with mains powered shower over.

The property sits in a generous, well-established, wraparound garden which is mainly laid to lawn and well-stocked with a good selection of mature plants, shrubs and trees. The property also benefits from a large locbloc patio area providing an ideal venue for alfresco dining/entertaining or where one can sit and enjoy the sunshine, along with three garden sheds. A large tarmac driveway to the front and side of the property provides ample off-street parking for several cars and leads to the carport and large annexe/outbuilding which has planning permission to be demolished and re-instated. Full details of the planning consent can be found on the Highland Council website reference: 24/01907/FUL. A plot of land to the side of the property is available by separate negotiation for which Planning Permission in Principle has been applied for.

The property is within very easy walking distance of facilities at Cradlehall Shopping Centre which include a general store, bakery, dentist, restaurant, hairdressers and nursery. A regular bus service to and from Inverness City Centre is routed close by. Education is provided at Cradlehall Primary School and Culloden Academy.

Inverness City Centre, the main business and commercial centre of the Highlands, is a 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>Entrance Hall</b>	<b>1.79m x 1.46m (5'9 x 4'9)</b>
<b>Hall</b>	<b>8.30m x 2.83m (27'3 x 9'3)</b>
<b>Utility Room</b>	<b>2.65m x 1.87m (8'8 x 6'2)</b>
<b>Kitchen/Dining/Lounge</b>	<b>8.91m x 4.56m (29'3 x 15'0)</b>
<b>Lounge</b>	<b>6.00m x 4.49m (19'8 x 14'9)</b>
<b>Master Bedroom</b>	<b>5.21m x 4.58m (17'0 x 15'0)</b>

<b>En-suite</b>	<b>2.53m x 1.46m (8'3 x 4'9)</b>
<b>Bedroom 2</b>	<b>4.09m x 3.00m (13'5 x 9'9)</b>
<b>Bedroom 3</b>	<b>4.09m x 2.80m (13'5 x 9'2)</b>
<b>Bedroom 4</b>	<b>3.22m x 2.40m (10'6 x 7'9)</b>
<b>Bathroom</b>	<b>3.19m x 1.75m (10'6 x 5'9)</b>











## General

All floor coverings, light fittings, curtains, blinds, fridge freezer, washing machine, tumble dryer, integrated dishwasher, oven, hob, extractor fan and three garden sheds are included in the asking price. All items of furniture are available at separate negotiation.

## Services

Mains gas, electricity, water and drainage. Solar panels.

## Council Tax

Council Tax Band F

## EPC Rating

B

## Post Code

IV2 5BH

## Entry

By mutual agreement

## Viewing

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

## Reference

AG/EB/CAMP0583/0001

## Price

Offers Over £450,000

## Directions

From Inshes Roundabout, take Culloden Road (B9006) and pass through two sets of traffic lights. Pass Simpsons Garden Centre and continue up the hill taking, passing through a further set of traffic lights. Take the next left onto Caulfield Road South and turn immediate right. Follow the road round to the left, continuing down the hill. 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.





