



103 Lochlann Road, Culloden, INVERNESS, IV2 7HJ

Offers Over £210,000

REF: 61165





This two bedroom, detached bungalow is located in the popular village of Culloden, just on the outskirts of the City, close to excellent facilities and within easy reach of the City Centre, the Highlands and Islands University and Inverness Airport.

The property, which has been freshly decorated, benefits from new carpets, gas fired central heating, double glazing, garage and off-street parking, represents an ideal purchase for a first time buyer or young family but equally has excellent letting potential given its convenient location.

The accommodation consists of: an entrance vestibule with store cupboard; front facing bright lounge with ample room for dining; a well appointed kitchen with a good selection of base and wall mounted units, complementary worktops and splashback, electric oven and hob, washing machine, integrated fridge and door giving access to the rear garden; two double bedrooms, one with fitted storage and family shower room comprising a WC, wash hand basin and free standing corner electric powered shower.

A garden area to the front of the property is mainly laid to gravel with some mature shrubs, while the fully enclosed rear garden is mainly laid to grass with a decked area providing 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 roller door.

The property is within easy walking distance of facilities at Culloden Shopping Centre, which include a general store, Post Office, chemist, baker's, butchers, takeaway, medical centre and community centre with swimming pool. Education is provided at Duncan Forbes Primary School or Culloden Academy, both of which are within easy walking distance. A regular bus service to Inverness City and Inverness Business and Retail Park is also routed close by.

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

<b>Entrance Vestibule</b>	<b>1.02m x 0.93m (3'3 x 3'0)</b>	<b>Bedroom 2</b>	<b>3.46m x 3.11m (11'3 x 10'2)</b>
<b>Kitchen</b>	<b>3.02m x 2.80m (9'11 x 9'2)</b>	<b>Shower Room</b>	<b>2.19m x 1.91m (7'2 x 6'3)</b>
<b>Lounge</b>	<b>5.94m x 2.98m (19'6 x 9'9)</b>	<b>Garage</b>	<b>6.05m x 2.86m (19'9 x 9'5)</b>
<b>Bedroom 1</b>	<b>3.30m x 2.91m (10'9 x 9'6)</b>		



**General**

All floor coverings, curtains and white goods are included in the asking price.

**Services**

Mains water, drainage, gas and electric.

**Council Tax**

Council Tax Band C

**EPC Rating**

C

**Post Code**

IV2 7HJ

**Entry**

By mutual agreement.

**Viewing**

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

**Reference**

AMM/JD/RITC0053/15

**Price**

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**Directions**

From Inverness City, take the A96 heading East. Pass Tesco Extra on your right hand side. At the next roundabout take the right hand junction signposted Smithton and Culloden. Pass through three sets of traffic lights and take the next on your right signposted Ferntower Avenue. Take the 1st on your right signposted Lochlann Road and 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.

