



47 Sunnyside, Culloden Moor, Inverness, IV2 5ES

Offers Over £380,000

REF: 61256





description

This spacious four-bedroom bungalow is located in the highly popular Sunnyside area of Culloden Moor, close to excellent village facilities and within very easy reach of Inverness City Centre, the Highlands and Islands University and the airport. Finished to a high standard and in walk in condition throughout, the property benefits from oil fired central heating, Oak flooring, garage with floored and insulated attic space, providing ideal work/gym space and a private rear garden. Offering well-proportioned living space with ample storage, this property represents a very comfortable family home for those looking for a quiet, semi-rural lifestyle with the near-by City conveniences.

Viewing is highly recommended to fully appreciate this immaculate bungalow and desirable location.

The accommodation consists of; an entrance vestibule; an inner hallway with three store cupboards, one housing the hot water tank; a very well appointed kitchen with a good selection of base and wall mounted units, complementary work tops and splash back, integrated fridge, freezer, dishwasher and microwave, double ovens, electric hob, under unit lighting and ample room for dining, utility room with base and sink unit, washing machine, large store cupboard door giving access to the rear garden; further utility/work room with fridge, door giving access to the garage and a drop down ladder which gives you access to the floored attic room; a bright lounge with Cathedral ceiling, French doors giving access to the rear garden and a multi fuel stove providing a welcoming focal point; bedroom four which is front facing and currently utilised as a Sitting room; Master bedroom with fitted storage and en-suite facilities comprising a WC, wash hand basin and mains fed shower, two further double bedrooms, one with fitted storage; family shower room comprising a WC, wash hand basin and walk in shower with body spray and forest head.

A garden area to the front of the property is well stocked with shrubs and bushes while the fully enclosed rear garden is mainly laid to grass. There is a garden shed, patio and raised decked area both providing ideal venues for al fresco dining or entertaining.

A driveway to the front of the property provides ample off-street parking and leads to the garage which has light, power and remote-controlled door.

Facilities nearest the property can be found at Balloch which include a general store which caters adequately for daily requirements. Additional requirements can be found at the near-by village of Culloden which include a general store, Post Office, chemist, butchers, take away, medical centre and community centre with swimming pool. Education can be provided at Balloch Primary School or Culloden Academy, both of which are within very easy reach, with nursery provision also available in Balloch.

Inverness, the main business and commercial centre in the Highlands, is a very short commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	1.75m x 1.59m (5'9 x 5'3)
Kitchen/Diner	6.13m x 3.53m (20'0 x 11'6)
Lounge	6.07m x 5.38m (19'11 x 17'8)
Living Room/Bedroom 4	4.83m x 4.55m (15'9 x 14'11)
Bedroom 1	2.92m x 3.57m (9'6 x 11'9)
Bedroom 2	3.59m x 2.90m (11'9 x 9'6)

Bedroom 3	4.08m x 3.90m (13'5 x 12'9)
En-suite	1.80m x 1.45m (5'11 x 4'9)
Bathroom	3.53m x 1.94m (11'6 x 6'3)
Utility/Store	2.77m x 2.67m (9'0 x 8'9)
Utility	2.04m x 1.59m (6'8 x 5'3)
Garage	5.21m x 2.88m (17'0 x 9'5)







General

All curtains, blinds, light fittings, and white goods are included in the asking price. Some other items of furnishings may be made available by separate negotiation.

Services

Mains water, electric, drainage and oil tank.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

IV2 5ES

Entry

By mutual agreement

Viewing

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

Reference

LB/DAID0004/6

Price

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Directions

From Inverness take Culloden road towards Culloden Battlefield, eventually passing the battlefield on your right hand side. Pass the junction for Balloch on your left-hand side and take the third exit on your left sign posted Sunnyside. Continue along the street and 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.



