



- Popular Culloden Area
- Four Good Sized Bedrooms With The Option Of A 5th Bedroom
- Master Bedroom With Walk In Wardrobe And Ensuite Shower Room

## 8 Ferntower Place, Culloden, Inverness, IV2 7TL

Offers Over £190,000

Fantastic opportunity to purchase a spacious 4 bedroom end of terrace property in the popular Culloden area of Inverness. With 4 good sized bedrooms and the option of a 5th bedroom on the ground floor this property will be a popular choice with growing families.





## Property Description

### Full Description

Fantastic opportunity to purchase this 4 bedroom end of terrace house which is located in the popular Culloden area of Inverness. This extended property with well proportioned accommodation, a private rear garden and allocated parking will appeal to growing families.

Accommodation comprises of a spacious and inviting lounge which is flooded with natural light from the window overlooking the front of the property. Double doors open in to the dining room which can easily accommodate a large table and chairs. The well appointed kitchen has a good arrangement of base and wall mounted units with contrasting work surfaces and splash-back, a door leads into the enclosed rear garden. The family room will be a welcome addition with families looking for more living space, this room could also be utilised as a 5th ground floor bedroom. On the first floor there are 4 good sized bedrooms and a bathroom. The master bedroom benefits from a fantastic walk-in wardrobe and an ensuite shower room.

There are gardens to the front and rear of the property. The rear garden is mainly laid to grass with a patio area which is perfect for alfresco dining and entertaining or simply relaxing. Allocated parking can be found to the front of the property.

### Location

Culloden is a popular and established residential area, approximately 4 miles from the centre of Inverness. There is a wide range of local amenities which are a short walk away - including: doctors surgery, chemist, general store, post office, butcher and hairdressers. Both primary and secondary







schools are within walking distance. Culloden Academy also has a community leisure centre and swimming pool on site. Picturesque Culloden Forest is also within easy reach. There are good bus links to the city centre, Inverness is the main business and commercial centre of the highlands and offers a full range of shopping, entertainment and leisure facilities associated with city living.

### **Additional Details**

Council Tax Band tbc

EPC Band C

Double Glazed Throughout

Gas Central Heating

Home Report Available By Contacting:  
hello@homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home  
on 01463 710151

Any offers should be submitted in Scottish legal form to  
hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

### **LOUNGE**

14' 1" x 12' 7" (4.30m x 3.86m)

### **KITCHEN**





### Ground Floor

Floor area 68.0 sq. m. (732 sq. ft.) approx



### First Floor

Floor area 68.0 sq. m. (732 sq. ft.) approx

12' 5" x 11' 5" (3.80m x 3.49m)

### DINING ROOM

15' 9" x 11' 6" (4.81m x 3.51m)

### FAMILY ROOM / BEDROOM 5

12' 4" x 11' 5" (3.78m x 3.50m)

### MASTER BEDROOM

14' 8" x 11' 4" (4.49m x 3.46m)

### ENSUITE SHOWER ROOM

6' 3" x 3' 10" (1.92m x 1.18m)

### BEDROOM 2

12' 5" x 9' 3" (3.8m x 2.84m)

### BEDROOM 3

10' 5" x 8' 10" (3.19m x 2.71m)

### BEDROOM 4

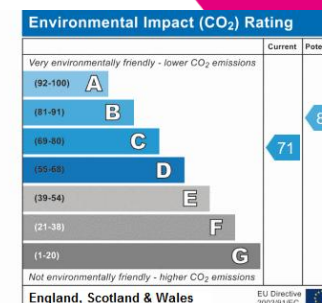
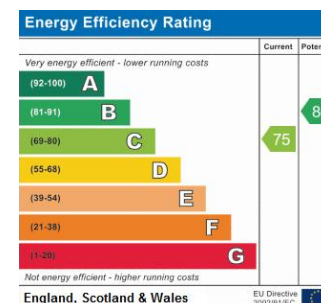
10' 5" x 7' 4" (3.20m x 2.24m)

### BATHROOM

6' 6" x 6' 2" (2.0m x 1.9m)

Total floor area 136.0 sq. m. (1,464 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



4 Grant Street, Inverness, IV3  
8BL

www.homesweethomemoves.co.uk  
01463 710151  
hello@homesweethomemoves.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements