

# THE LOCATION

This attractive property is located in a quiet cul de sac in the popular residential area of Culloden to the east of Inverness, the capital of the Highlands. It is particularly convenient for access to the A96, Inverness Airport and the new University of the Highlands and Islands Campus. The property is within the catchment for both Duncan Forbes Primary School and Culloden Academy and is close to local convenience stores, health centre, dentist and takeaway restaurants. It is also well served by excellent local bus services to most parts of the city and is a few minutes to the large shopping parks at Eastfield and Inshes.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to the other UK and overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart a short drive away.



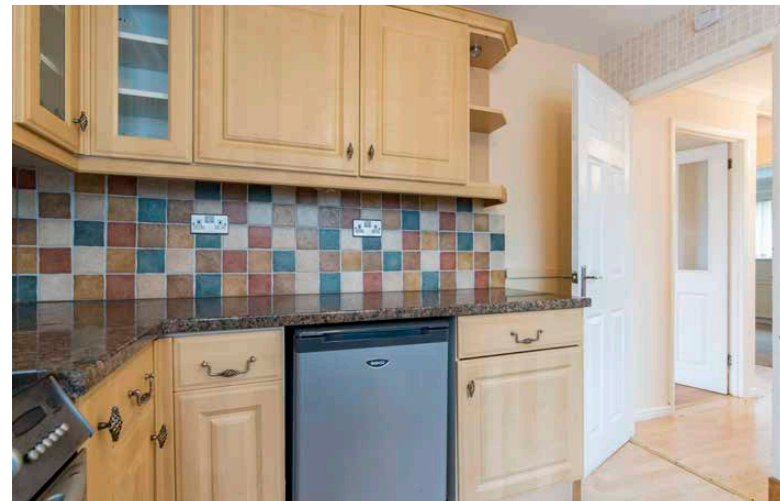
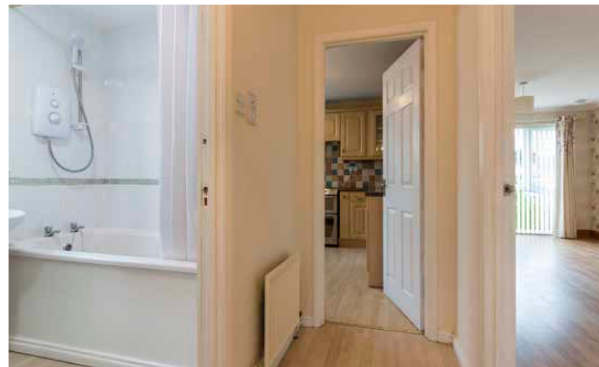
# THE PROPERTY

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this very attractive two-bedroom semi-detached bungalow located on a quiet cul de sac in the popular village of Culloden three miles east of Inverness.

The property is constructed all on one level with the accommodation comprising of a front porch, spacious lounge, kitchen (with electric hob & oven, fridge, washing machine, hallway, two bedrooms (one with fitted wardrobes one with a single cupboard) and family bathroom with shower over the bath. The front garden has a slabbed and stoned driveway leading to a large garage and this is offset by an area of lawn. The rear garden is fully enclosed and is partially laid to lawn with mature trees and shrubs plus separate patio and decking.

This property benefits from modern gas-fired central heating (new boiler fitted in 2020 with balance of warranty) and double-glazing with laminate flooring throughout.

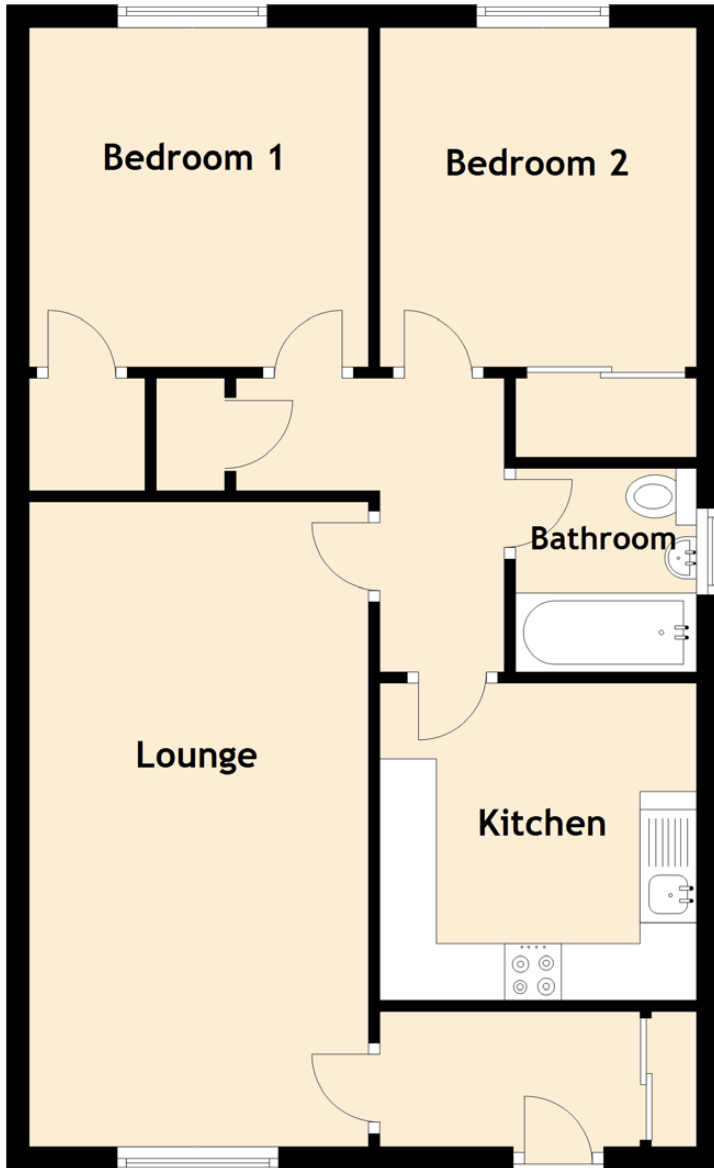
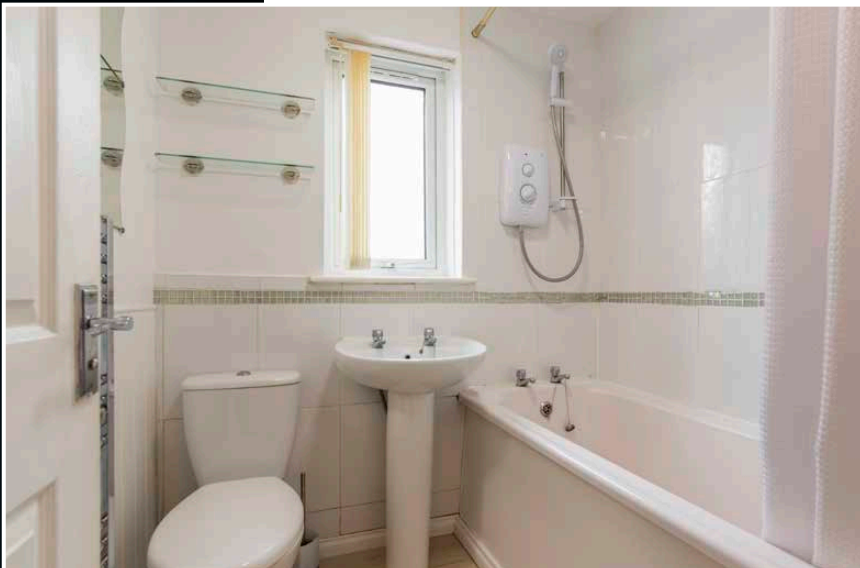
This home would make an excellent first-time-buy, retirement home or buy-to-let investment.







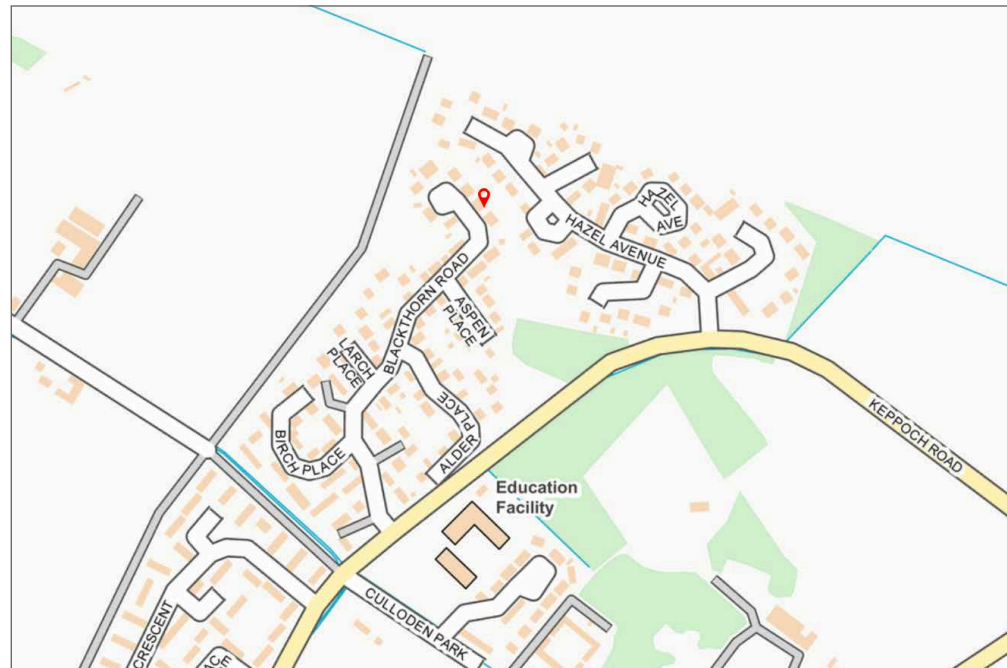
# BEDROOMS & BATHROOM



Approximate Dimensions  
(Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 5.70m (18'8") x 3.00m (9'10") |
| Kitchen   | 2.80m (9'2") x 2.80m (9'2")   |
| Bedroom 1 | 3.00m (9'10") x 3.00m (9'10") |
| Bedroom 2 | 3.00m (9'10") x 2.80m (9'2")  |
| Bathroom  | 1.80m (5'11") x 1.60m (5'3")  |

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>  
EPC Rating: C





# McEwan Fraser Legal

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 Photographer



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