

20A Culcabock Avenue

INVERNESS, IV2 3RG



*Large 4-bed house in Culcabock with
views across Inverness Golf Club*



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McEwan Fraser Legal is delighted to present this large 4-bedroom house in Culcabock. The property is in good condition throughout and offers immediate availability. The property provides views across Inverness Golf Club with a semi-rural feel.

THE ENTRANCE



Built over two levels the property comprises of:

On the ground floor: entering the laminate floored hall (with understairs cupboard) from the front door you have access to all the ground floor rooms. There is a good-sized WC off the hall

THE KITCHEN & UTILITY



Next door the spacious modern kitchen has a tiled floor space including standalone larder fridge/freezer, dishwasher gas hob and extractor fan plus integrated Hotpoint double oven and micro-wave with superb storage throughout - off the kitchen is a good-sized utility room.



THE LOUNGE/DINER



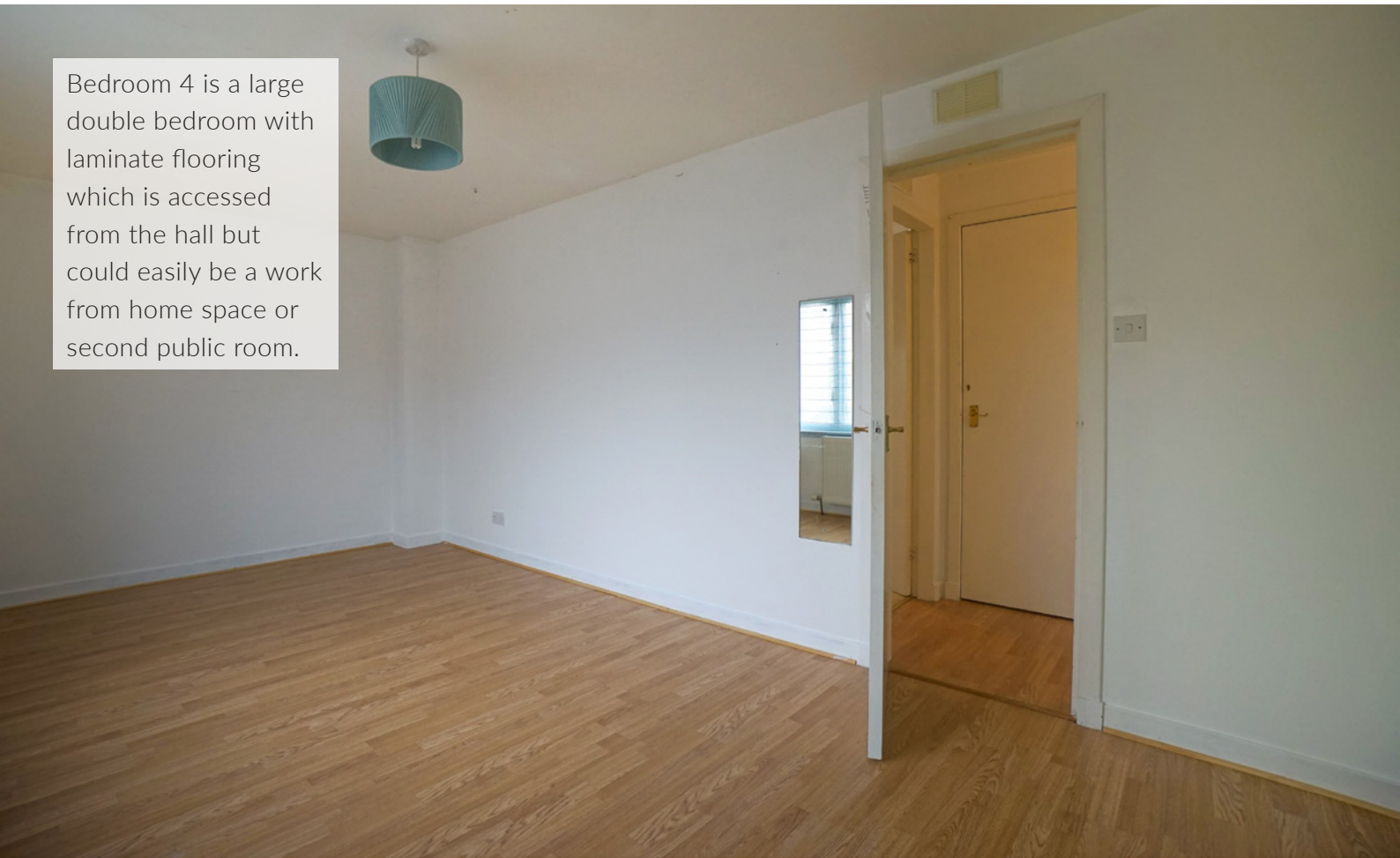
From the hall, you access the dining room with convenient laminate flooring going through an open archway you enter the lounge which creates a sizeable L-shaped Lounge diner.



THE LOWER BEDROOM

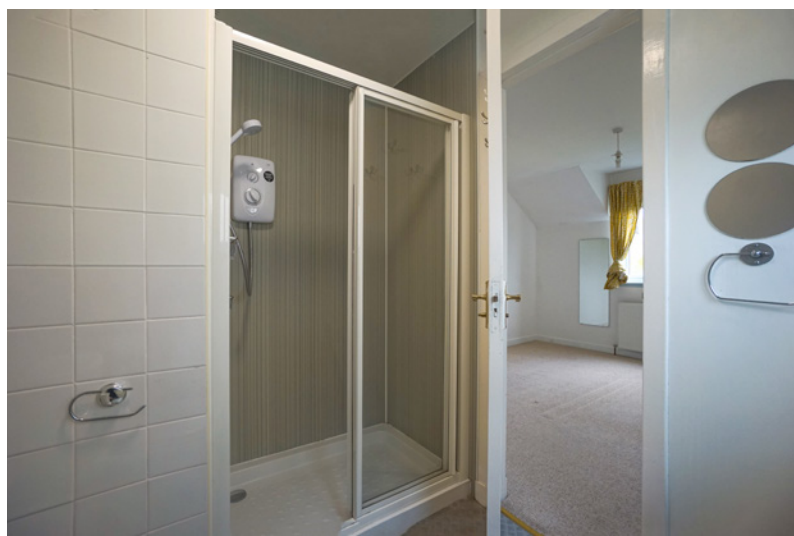


Bedroom 4 is a large double bedroom with laminate flooring which is accessed from the hall but could easily be a work from home space or second public room.



On the upper floor are three large double bedrooms. The main bedroom has a large en-suite with a shower unit and a walk-in wardrobe. Bedrooms 2 and 3 lack built-in wardrobe space but could comfortably accommodate standalone wardrobes. Next to bedroom 3 is a large family bathroom with a separate bath and shower unit. A large storage cupboard which includes the hot water tank completes the upper floor.

BEDROOM 1



BEDROOM 2 & 3



THE BATHROOM

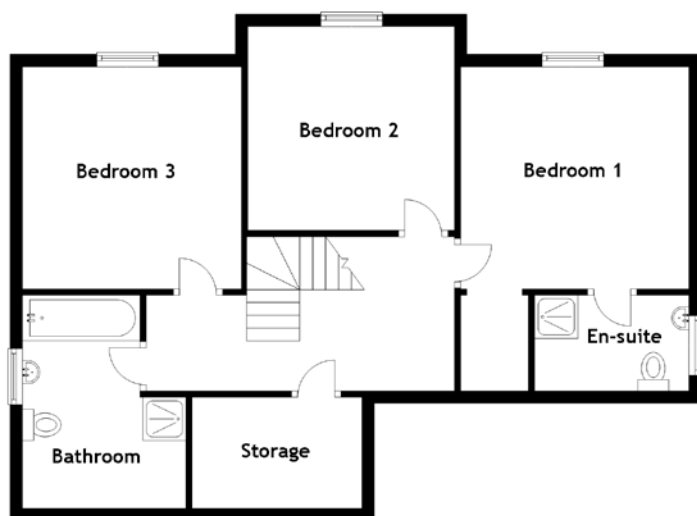
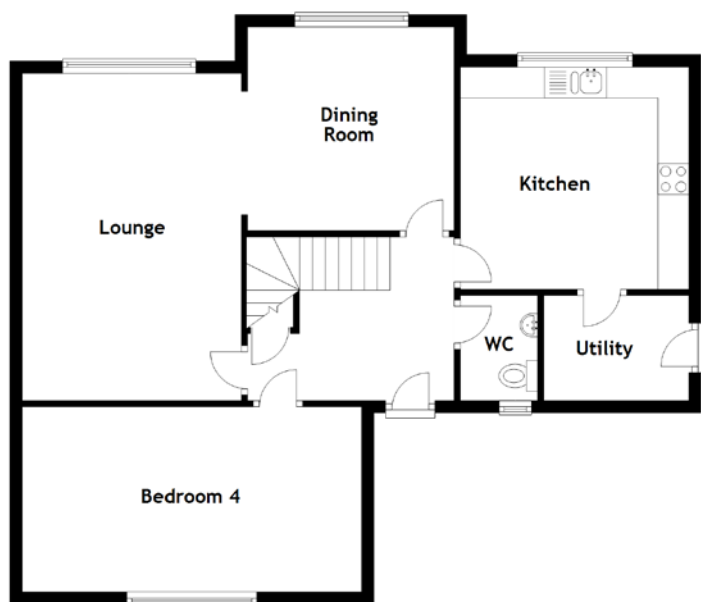


In addition, the front and rear gardens have been laid to tarmac providing the ability to park 4+ cars with dual security lights. Right of access is via No 20 which places your property well back from Culcabock Avenue ensuring complete privacy. The house has gas central heating and double glazing throughout. The front central column of the house (golf course side) is finished with quarried stone said to be from the former Milburn Distillery which closed its doors in 1985. This is a rare opportunity to acquire a large family home that overlooks Inverness Golf Course.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



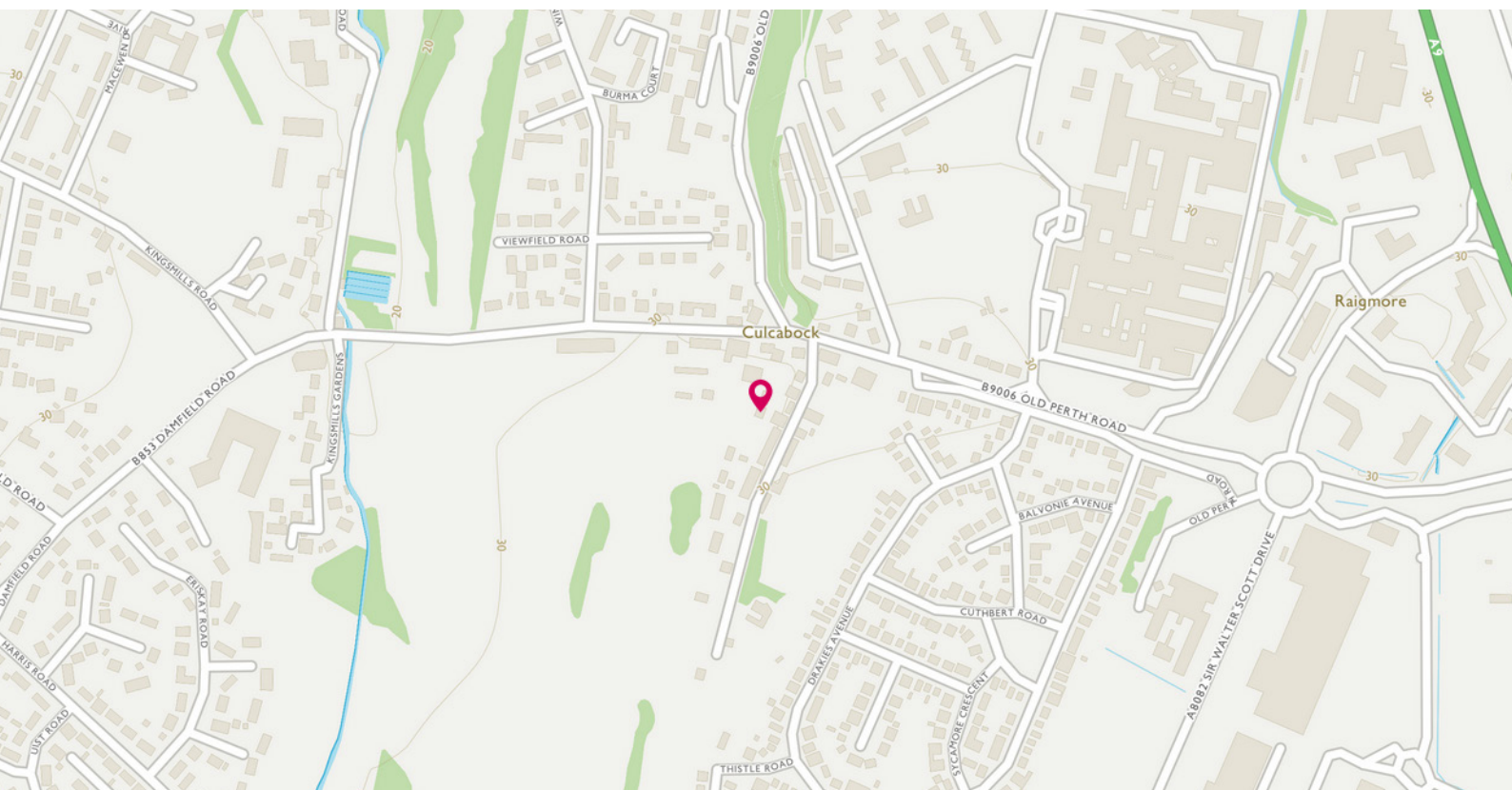
Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.55m (11'8")
Dining Room	3.35m (11') x 3.30m (10'10")
Kitchen	3.60m (11'10") x 3.60m (11'10")
Storage	2.60m (8'6") x 1.80m (5'11")
Utility	2.35m (7'9") x 1.70m (5'7")
Bedroom 1	3.60m (11'10") x 3.45m (11'4")
En-suite	2.50m (8'2") x 1.80m (5'11")

Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Bedroom 3	3.60m (11'10") x 3.60m (11'10")
Bedroom 4	5.50m (18'1") x 3.00m (9'10")
Bathroom	3.45m (11'4") x 2.65m (8'8")
WC	1.70m (5'7") x 1.25m (4'1")

Gross internal floor area (m²): 146m²

EPC Rating: C



THE LOCATION

This property is in Culcabock Avenue which backs on to Inverness Golf Club a quiet street in a popular residential area of Culcabock , just 1.3 miles from the centre of Inverness, the capital of the Highlands. It is within easy commuting distance to Raigmore Hospital, Police Headquarters, Inshes Retail Park, Drakies Primary School and Bannatyne Health Club and Spa are close. The area is well-served by excellent local bus services to most parts of the city.





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 other UK and overseas destinations.

The Scottish Highlands is 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 northwest 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.



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