

175 Galloway Drive

CULLODEN, INVERNESS, IV2 7LP



Well-proportioned living space, three good-sized bedrooms and an enclosed garden combine to create a home that offers practicality, flexibility and everyday convenience



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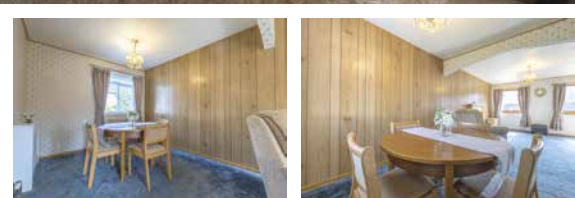


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Offering well-balanced accommodation across two floors, this three-bedroom end-terraced home provides practical living space that will appeal to a wide range of buyers.

THE LOUNGE/DINER



The ground floor comprises a generous living and dining room, providing clearly defined areas for both everyday living and entertaining.

THE KITCHEN



The kitchen is positioned to the rear of the property, with direct access to the enclosed garden, while a separate WC adds further convenience.





Upstairs, there are three double bedrooms each with storage, served by a modern shower room. The layout offers flexibility for families, those working from home or buyers simply looking for additional space, without compromising the proportions of the principal rooms.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



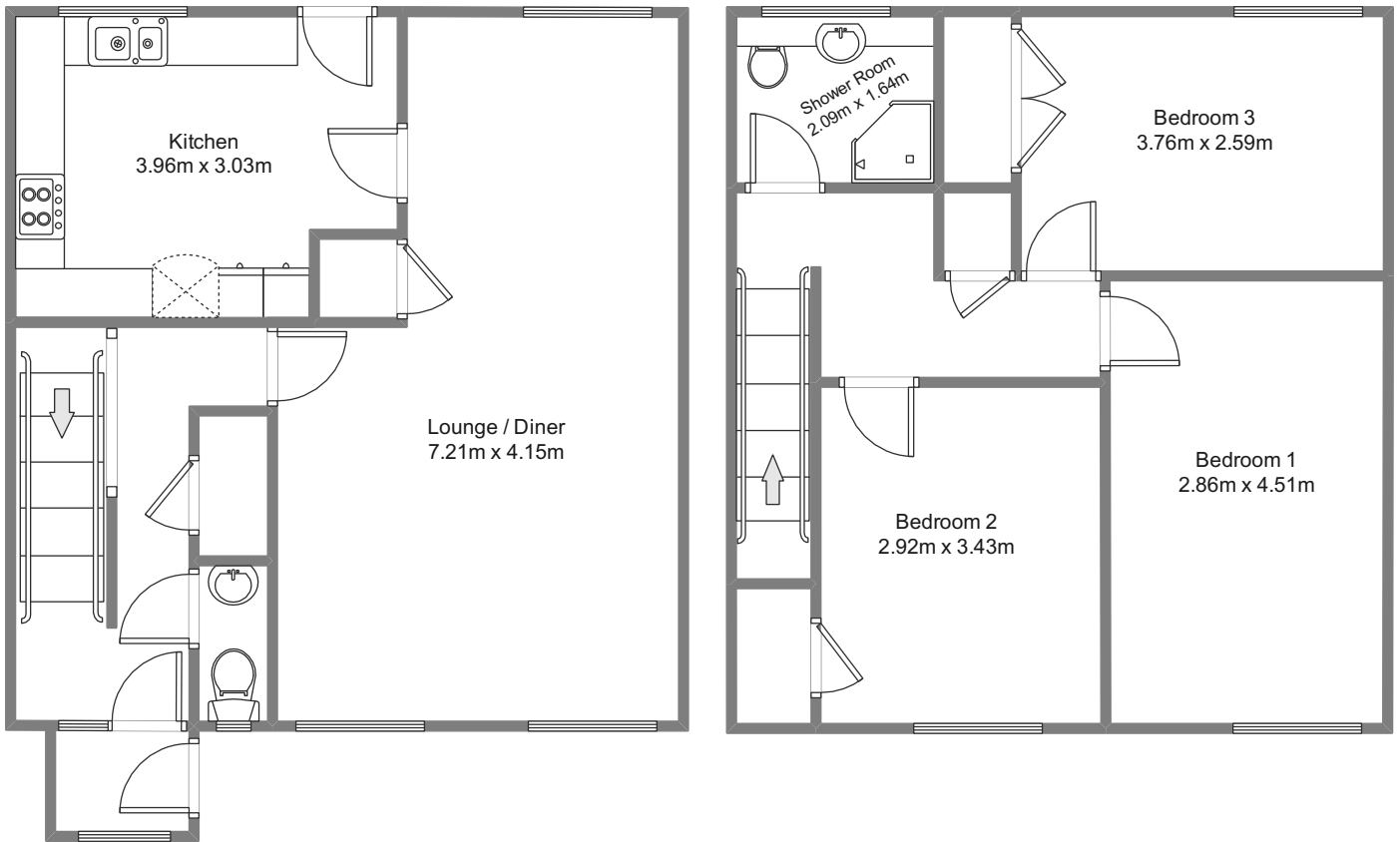
Outside, the enclosed rear garden provides a low-maintenance outdoor space together with a garden shed for additional storage. The front garden enhances the property's approach while remaining easy to maintain.

Well suited to modern-day living, the property offers comfortable accommodation with a practical layout in an established residential setting, close to schools, local amenities and transport links.

EXTERNALS

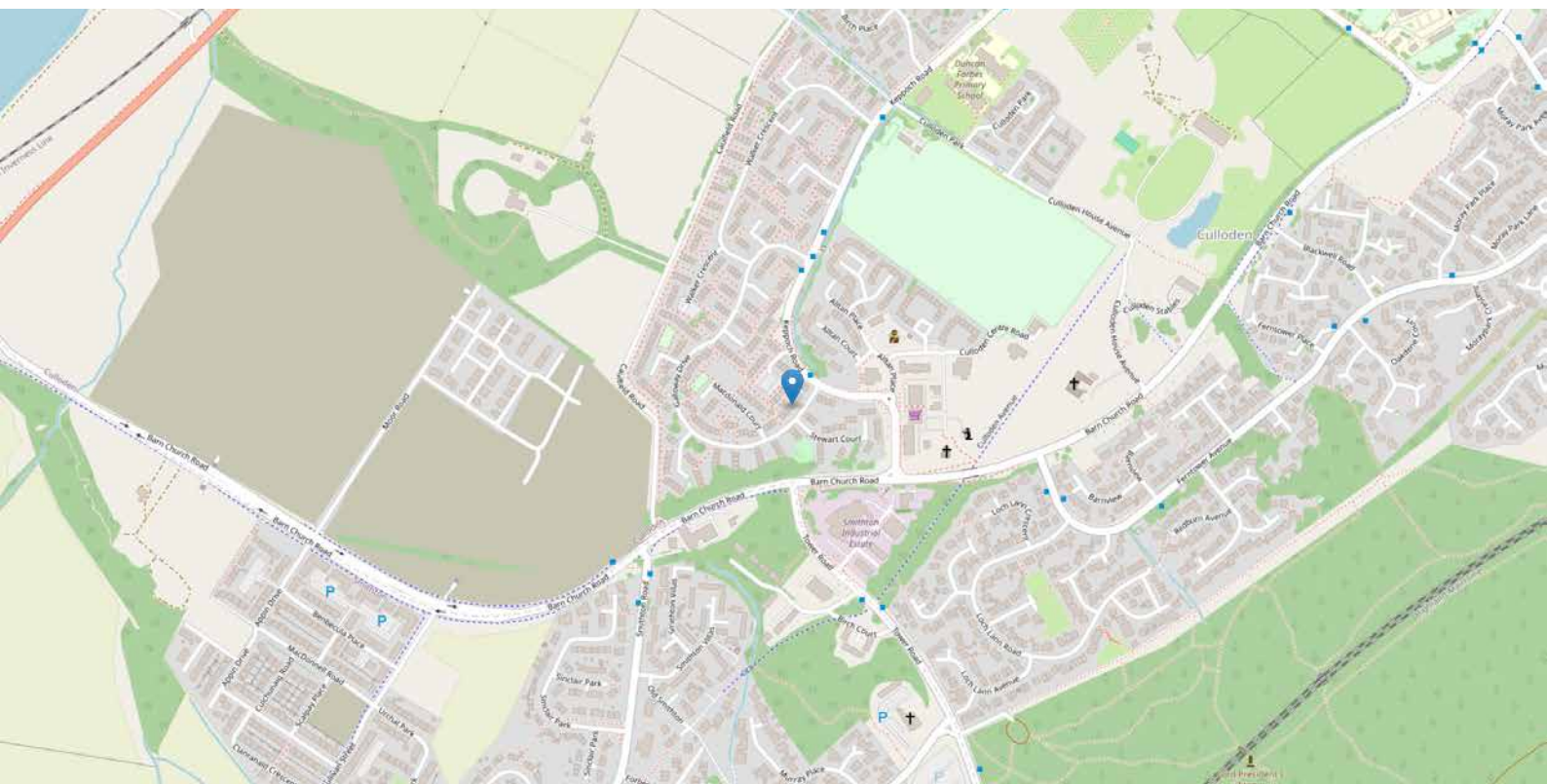


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 101m² | EPC Rating: C



THE LOCATION

Culloden has established itself as one of Inverness's most convenient residential areas, combining excellent local amenities with easy access to the city centre, which lies approximately four miles away. The area is particularly well suited to family life, with primary schooling nearby and Culloden Academy serving the local community. The academy also offers extensive sports facilities, including a swimming pool and leisure facilities that are available to the wider community.





Everyday essentials are all close at hand, with local shops, supermarkets, a medical practice, pharmacy, butcher, bakery, cafés and takeaways all serving the area. Inverness Shopping Park, Inshes Retail Park, Raigmore Hospital and the University of the Highlands and Islands campus are all just a short drive away, broadening the choice of shopping, employment and leisure opportunities.

For those commuting, the A96 and A9 are easily reached, providing convenient connections across the Highlands and beyond, while Inverness Airport is approximately 15 minutes away. Regular bus services also connect Culloden with Inverness city centre throughout the day.

Despite its excellent connectivity, the area also offers opportunities to enjoy the outdoors, with woodland walks, open green spaces and the historic Culloden Battlefield all within easy reach, providing a balance between everyday convenience and access to the Highland landscape.



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