




McEwan Fraser Legal

Solicitors & Estate Agents

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14 Moray Park Place

CULLODEN, INVERNESS, HIGHLAND, IV2 7NG



Culloden

INVERNESS, HIGHLAND, IV2 7NG

This attractive property is located in a quiet street 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 UHI 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 near the large shopping and business 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 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 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. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart less than a few minutes drive away.





14 Moray Park Place

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McEwan Fraser Legal is delighted to offer the opportunity to purchase this very attractive and spacious three-bedroom detached bungalow, located in a quiet street in the very popular residential district of Culloden. The property is handily placed being just over five miles from both Inverness city centre and Inverness Airport.

The accommodation is all on one level and consists of entrance vestibule, inner hallway, breakfasting kitchen (including integrated gas hob and electric oven), separate dining room which could also be used as a fourth bedroom, master bedroom with en-suite shower room, a further two good-sized bedrooms and a family bathroom. All bedrooms have fitted wardrobes.

The property benefits from gas-fired central heating and double glazing throughout.

A block driveway provides parking for a number of vehicles and leads to the garage workshop. The front garden is laid mainly to grass offset with a mix of mature trees, shrubs and roses. The fully enclosed and private rear garden has been landscaped and terraced and has a large decked patio area as well as a separate paved sitting area. A charming elevated sitting area is ideal for reflective moments. This lovely property would make a lovely family or retirement home.

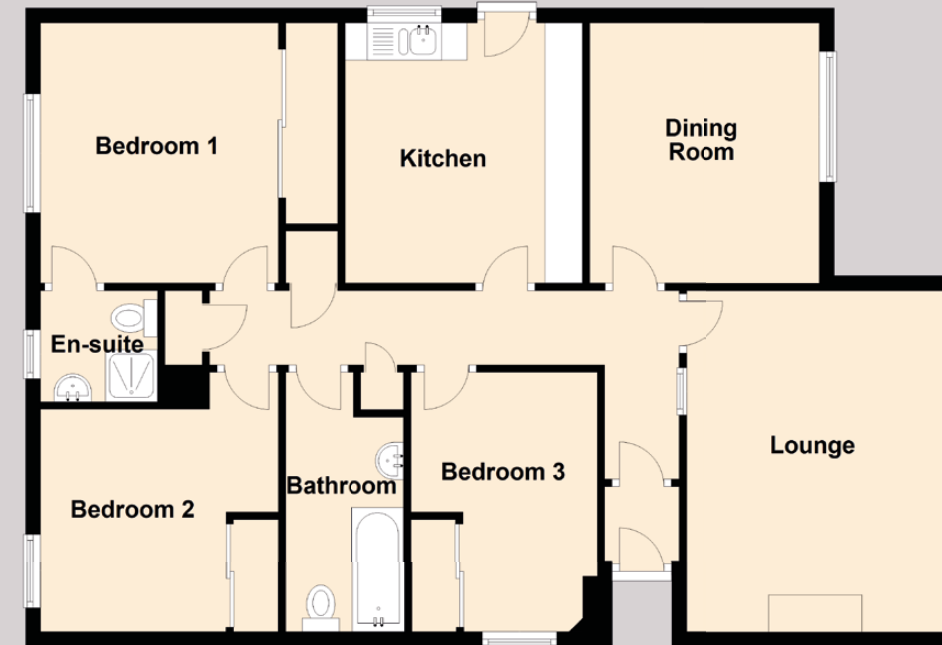




“... very attractive and spacious three-bedroom detached bungalow ...”

Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 4.60m (15'1") x 3.50m (11'6") |
| Dining Room | 3.50m (11'6") x 3.10m (10'2") |
| Kitchen | 3.50m (11'6") x 3.20m (10'6") |
| Bedroom 1 | 3.50m (11'6") x 3.20m (10'6") |
| En-suite | 2.17m (7'2") x 1.50m (4'11") |
| Bedroom 2 | 3.20m (10'6") x 3.00m (9'10") |
| Bedroom 3 | 3.50m (11'6") x 2.50m (8'2") |
| Bathroom | 3.50m (11'6") x 1.60m (5'3") |

Gross internal floor area (m²): 89m² | EPC Rating: C

Extras (Included in the sale): Integrated gas hob and electric oven, burglar alarm, blinds, curtains and carpets.

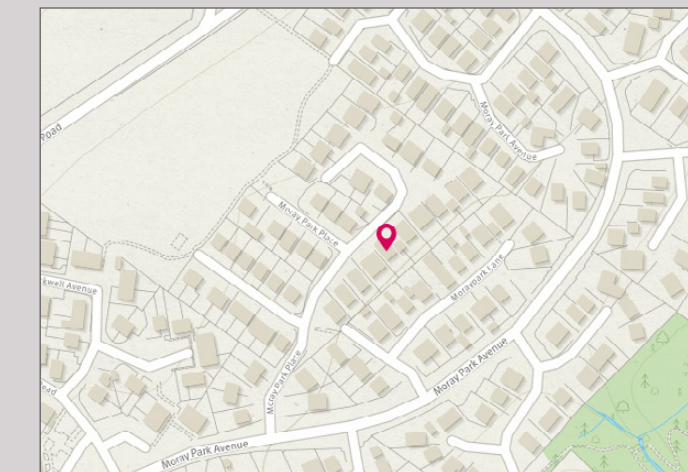


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**Part
 Exchange
 Available**

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