

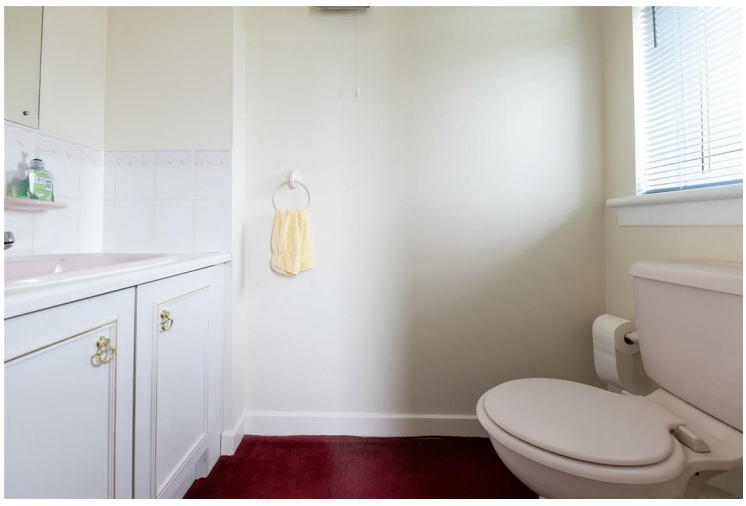
Innes & Mackay

22 Lochlann Court, Culloden, Inverness, IV2 7UF

- 3 BEDROOM DETACHED BUNGALOW
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- OFF-STREET PARKING
- CUL DE SAC LOCATION
- POPULAR SOUGHT AFTER AREA

Offers Over

£225,000





DESCRIPTION

Three bedroom detached bungalow located in a quiet cul-de-sac in the sought after area of Loch Lann close to local amenities. The property which is ideally suited for a variety of different purchasers, has gas central heating, is fully double glazed and enjoys a mature gardens to both the front and rear. This desirable property has enclosed gardens to the rear and driveway parking for a couple of cars.

GARDENS

The gardens to the front are laid to lawn and have a paved pathway leading to the front door and tarmac drive to the side providing ample parking. A wooden gate to the side opens onto the path which leads round to the rear garden. Thoughtfully designed, this garden has a small pond, a large paved patio area along with lawned gardens all bordered with a lovely selection of mature bushes, shrubs and trees. A timber garden shed provides external storage.

LOCATION

The property is located in the popular Culloden area of Inverness. Culloden is an established residential area, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities at nearby Culloden Shopping Centre including doctor's surgery, chemist, general store, butcher and hairdressers. There is both primary schooling nearby at Duncan Forbes primary school and secondary education provided at Culloden Academy, which also has a community leisure centre and swimming pool on site. Its within close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. There is a regular bus service into the centre routed nearby. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are very nearby. There is easy access to the A96 and the property is within commuting distance to Inverness or Nairn. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

CLOAKROOM

1.98m x 1.04m (6'5" x 3'4")

Located off the hallway which is accessed via the front door, access is provided to the cloakroom and via a door to the lounge/dining. With a window to the front, the cloakroom is furnished with a WC and wash hand basin with cupboard under. Carpet and Dimplex wall mounted heater completes this room.

LOUNGE/DINING

7.54m x 3.65m (24'8" x 11'11")

This comfortable and generous sized room which is laid with carpet, has ample space at the rear for a dining table. A doors leads through to the kitchen and a further door leads through to the rear hallway. Bay window provides a pleasing focal point and a further window to the side provides additional light.

KITCHEN

3.02m x 2.78m (9'10" x 9'1")

The kitchen is fitted with an ample supply of floor based units and wall mounted units all providing good storage and working areas. With space for a fridge and plumbing for a washing, the kitchen has a free standing gas cooker with extractor over. Part glazed door and window to the side, tiling between the units and laminate floor tiles complete this room.

REAR HALLWAY

The rear hallway provides access to the three bedrooms and wet room. Good storage is provided by a shelved cupboard and there is a hatch to the partially floored loft space. Carpet.





BEDROOM 3
3.02m x 2.39m (9'10" x 7'10")
Bedroom three is a single room laid with carpet and benefits from a window to the side. Wall mounted gas combi boiler is also located here.

WET ROOM
2.17m x 1.99m (7'1" x 6'6")
The wet room is furnished with a WC, wash hand basin and walk in shower which is enclosed with folding half height shower doors and curtain. Laid with vinyl flooring, this room has a window to the side, extractor fan and is finished with wet wall giving a pleasing finish.

BEDROOM 2
3.59m x 2.71m (11'9" x 8'10")
Bedroom two is a double room, located to the rear elevation and is laid with carpet. This room has free standing wardrobes all of which will be included in the sale.

BEDROOM 1
4.48m x 3.06m (14'8" x 10'0")
Bedroom one is a bright room courtesy of the sliding patio doors which not only provide access out to the rear garden but allow a flood of natural light. Carpet.

HEATING
Gas central heating.

GLAZING
Fully double glazed.

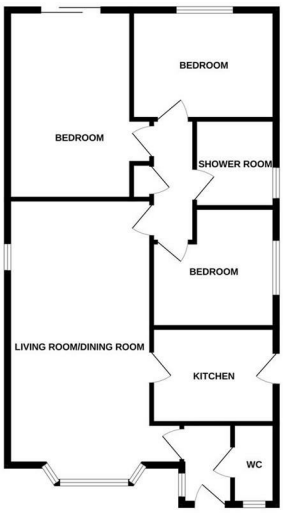
PARKING
Off-street parking for two cars.

COUNCIL TAX BAND
Band E

SERVICES
Mains water, drainage, electricity, gas, telephone and TV points.

EXTRAS INCLUDED
All fitted carpets, curtains, blinds, all white goods, gas cooker. Free standing wardrobes in bedroom two. Garden shed.

VIEWING
Viewing is through Innes and Mackay property department (01463) 251200.



















Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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