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solicitors and estate agents

27 Appin Drive, Stratton, Inverness, IV2 7AL

Offers Over £225,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

Contemporary, light and exceptionally well-proportioned, this stylish modern home on Appin Drive offers a perfect blend of smart urban living and everyday practicality, making it ideal for young couples, first-time buyers and growing families. Set within the popular Inverness suburb of Culloden West, the property presents a crisp, modern exterior and a thoughtfully designed interior that flows effortlessly across two floors. The welcoming entrance leads to a bright front-facing sitting room, while to the rear sits a sociable kitchen/dining space with direct access to the enclosed garden – perfect for entertaining, children's play or relaxing outdoors. A useful ground-floor WC and utility adds convenience and completes the ground floor accommodation. Upstairs, the principal bedroom enjoys generous proportions with built-in storage, complemented by two further well-sized bedrooms that are ideal for use as a nursery, home office, family or as guest rooms, all served by a stylish bathroom. Natural light is a defining feature throughout, with large windows creating an airy, and bright feel. Externally, the property benefits from gardens to the front and rear as well as two allocated parking spaces plus additional guest parking. Neatly presented and ready to move into, this is a fantastic opportunity to secure a comfortable, low-maintenance home in a well-connected suburb of Inverness that works equally well for commuting, family life and social living. EPC B, Council Tax D, Home Report available online at [massoncairns.com](http://massoncairns.com)

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## Culloden West Inverness

Situated in Culloden West, approximately four miles from Inverness city centre, the property enjoys an appealing blend of tranquil surroundings and convenient local amenities. Culloden offers an excellent range of services including shops, supermarkets, medical facilities, a library, leisure centre and well-regarded schooling, with both Culloden Academy and primary schools close at hand. Inverness Retail Park, with its cinema, leisure facilities, major supermarkets and restaurants, is only a short drive away. The area is also well connected, with the A96 providing easy access to Inverness Airport, Nairn, Elgin and further afield, alongside regular public transport links for straightforward commuting. Culloden West is a contemporary, well-established community bordered by attractive woodland walks and within easy reach of the historic Culloden Battlefield and Culloden Woods, ideal for outdoor pursuits. With its modern setting, family-friendly facilities and seamless connection to both city amenities and open countryside, Culloden West remains one of Inverness's most sought-after residential locations.

### Transport Links

The location is served by Inverness Airport, offering regular flights to major UK destinations and selected international routes, with Nairn also easily accessible along the A96. Inverness railway station provides direct services to Edinburgh, Glasgow, Aberdeen and London, with scenic routes linking much of the Highlands and frequent services serving nearby Nairn. The A9 runs through Inverness, connecting it to Perth and central Scotland to the south and to Thurso and Wick in the north, while the A82 provides access west towards Fort William, Loch Ness and Skye. The A96 offers a straightforward route to Nairn, Elgin and onward to Aberdeen, making travel along the northeast corridor simple and efficient. Local bus services operate

throughout the city and surrounding areas, and the North Coast 500 route is easily reached, reinforcing Inverness's status as a well-connected hub for both commuting and leisure travel.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating B

### Entrance Vestibule

Entered from the front path, the vestibule has deep carpet flooring, a door leading through to the sitting room, and a carpeted staircase rising to the first floor. The space is finished with ceiling lighting.

### Sitting Room

3.76m x 4.64m (12'4" x 15'2")  
A well-proportioned carpeted sitting room with ceiling lighting and a bright triple window to the front, providing excellent natural light. The room offers good space for furniture arrangements, with useful under-stair storage incorporated, in addition to a door leading through directly to the kitchen/dining room for practical flow between the main living spaces.

### Kitchen / Dining Area

3.59m x 3.61m (11'9" x 11'10")  
A well-designed kitchen/dining space fitted with modern wall and base units, complemented by sleek worktops providing generous food preparation space in addition to stylish tiled splash backs. The kitchen includes a sink with drainer and chrome mixer tap, gas hob with oven and illuminated steel extractor, with dedicated plumbing for a dishwasher and space for a full-size fridge/freezer. There is

ample room for a dining table and chairs, while a glazed door open directly to the garden for natural light and easy outdoor access. A further door leads through to a separate utility room and WC.

### Utility

1.19m x 1.95m (3'10" x 6'4")

A practical utility area fitted with a worktop, space and plumbing for a washing machine, and shelved storage. There is additional space for coats and shoes, with a further door leading to the WC.

### WC

1.20m x 1.81m (3'11" x 5'11")

A neatly appointed cloakroom WC fitted with a modern white suite and wall-mounted wash hand basin with a tiled splash back. The room benefits from an extractor fan for effective ventilation and there is ceiling lighting.

### Landing

The bright upstairs landing provides access to all three bedrooms and the family bathroom. There is ceiling lighting, carpet flooring and a hatch providing access to the insulated loft.

### Principal Bedroom

3.76m x 2.94m (12'4" x 9'7")

Located to the front of the property, the principal bedroom features a large double window providing excellent natural light. The room is finished with carpet flooring, ceiling lighting, and includes a fitted storage wardrobe.

### Bedroom Two

3.05m x 3.32m (10'0" x 10'10")

Another light and airy double bedroom located to the rear of the home with a large window that floods the space with natural light. There is ceiling lighting and carpet flooring with space for bedroom furniture.



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### **Bedroom Three / Home Working Space**

1.67m x 3.15m (5'5" x 10'4")

A well-proportioned third bedroom with carpet flooring and ceiling lighting in addition to a picture window to the rear, currently arranged as a home office. This room offers flexibility for use as a bedroom, study, or gaming space.

### **Bathroom**

1.94m x 1.93m (6'4" x 6'3")

A well-appointed family bathroom fitted with a modern white suite, including a pedestal wash hand basin, WC and a bath with glazed shower screen and over-bath shower. The room is finished with contemporary tiling, a window providing natural light and ventilation, and a clean, neutral décor throughout.

### **Outside**

To the front, the property is approached via a neat area of garden ground laid to low-maintenance planting, creating an attractive and welcoming frontage. A paved path leads to the main entrance, with the setting enhanced by an open outlook across the street and a well-ordered residential environment. The property enjoys a fully enclosed rear garden, predominantly laid to lawn and bordered by timber fencing, providing a secure and private outdoor setting. A paved patio terrace adjoins the rear of the house, creating a natural extension of the internal living space for outdoor dining and entertaining. The garden is complemented by a timber shed for storage and a gated side access path, offering both practicality and convenience. A gate in the rear garden leads to a car park with two allocated spaces for the property.

### **Services**

It is understood that there is mains water, drainage and electricity. There is gas central heating and solar pv panels.

### **Entry**

By mutual agreement.

### **Price**

Offers over £225,000 are invited

### **Viewings and Offers**

Viewing is strictly by arrangement with and all offers to be submitted to:- Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

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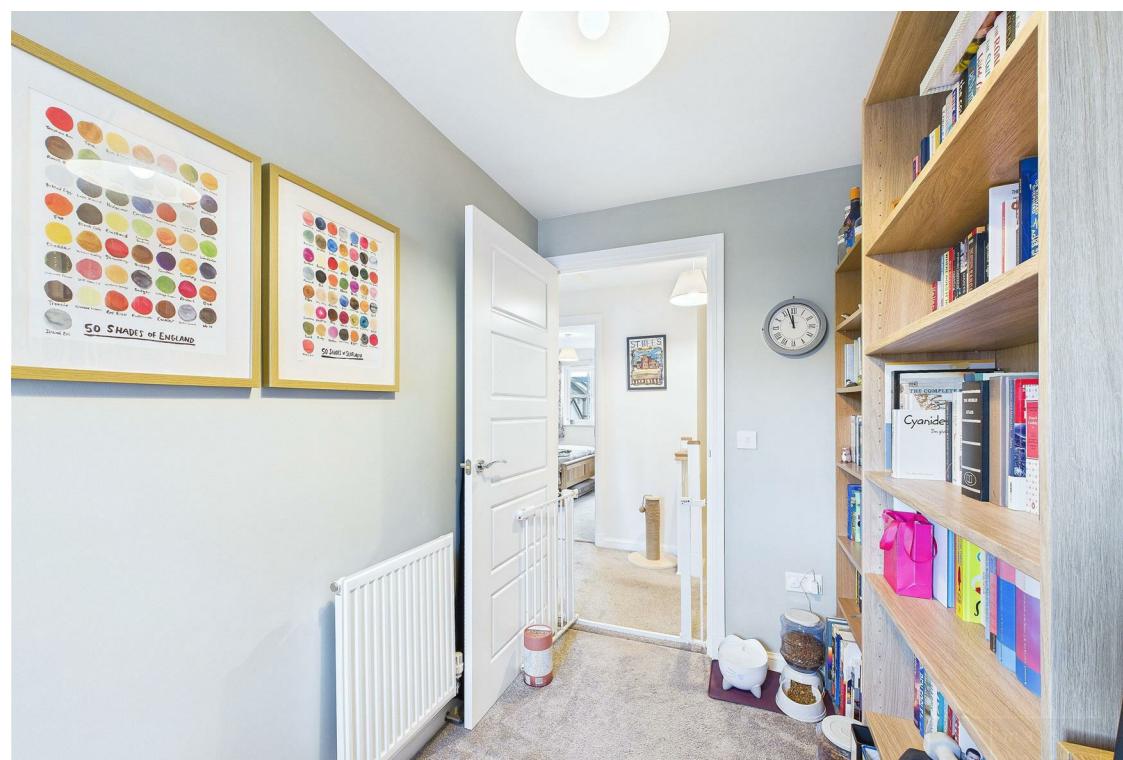
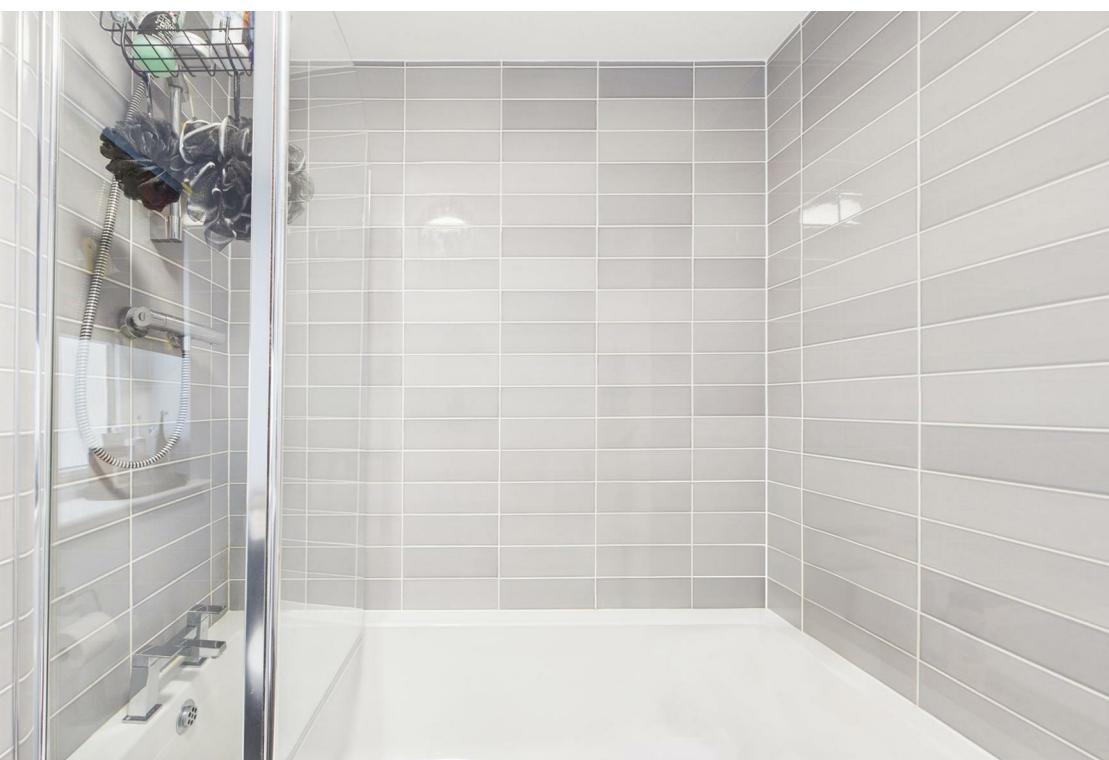
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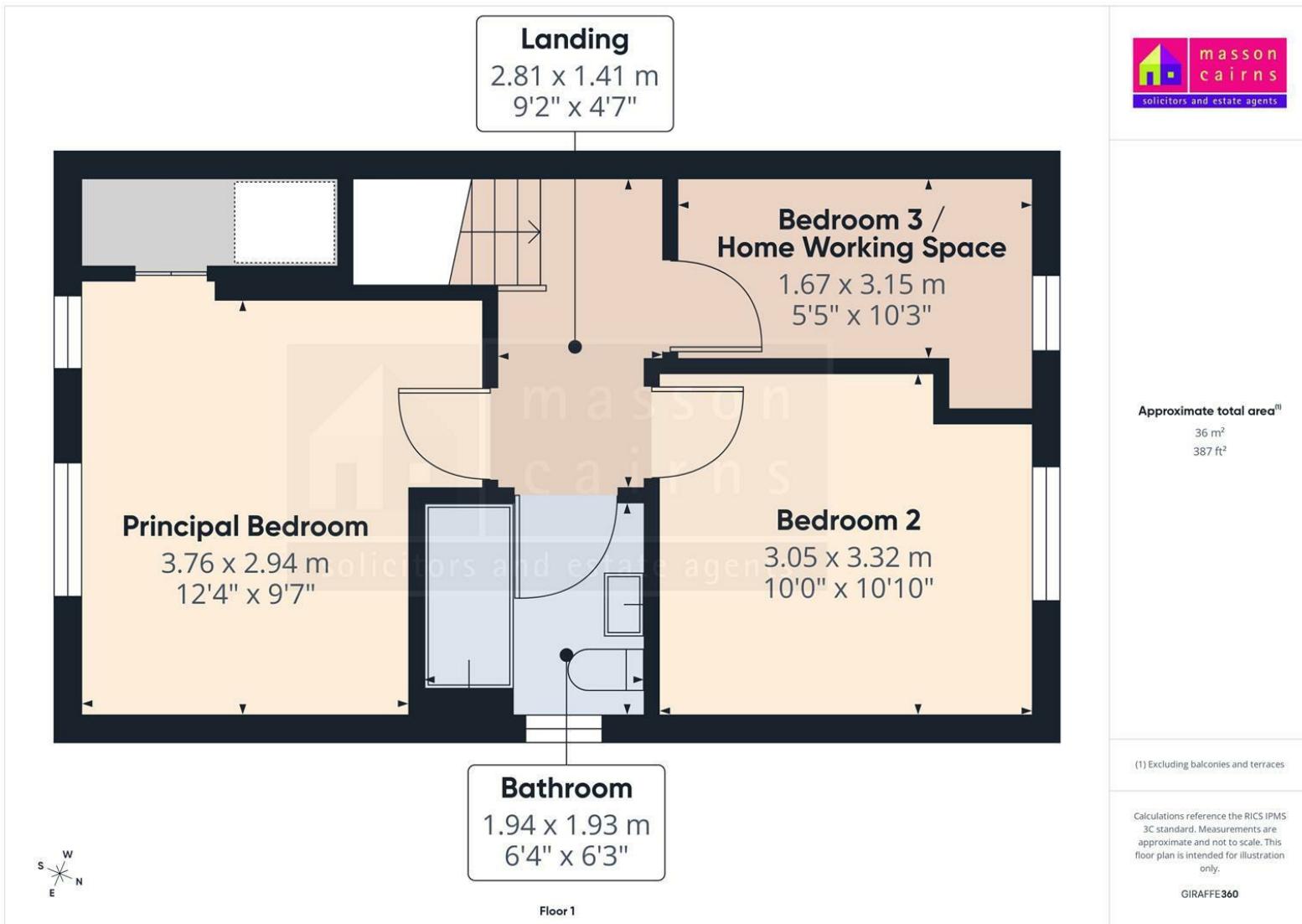


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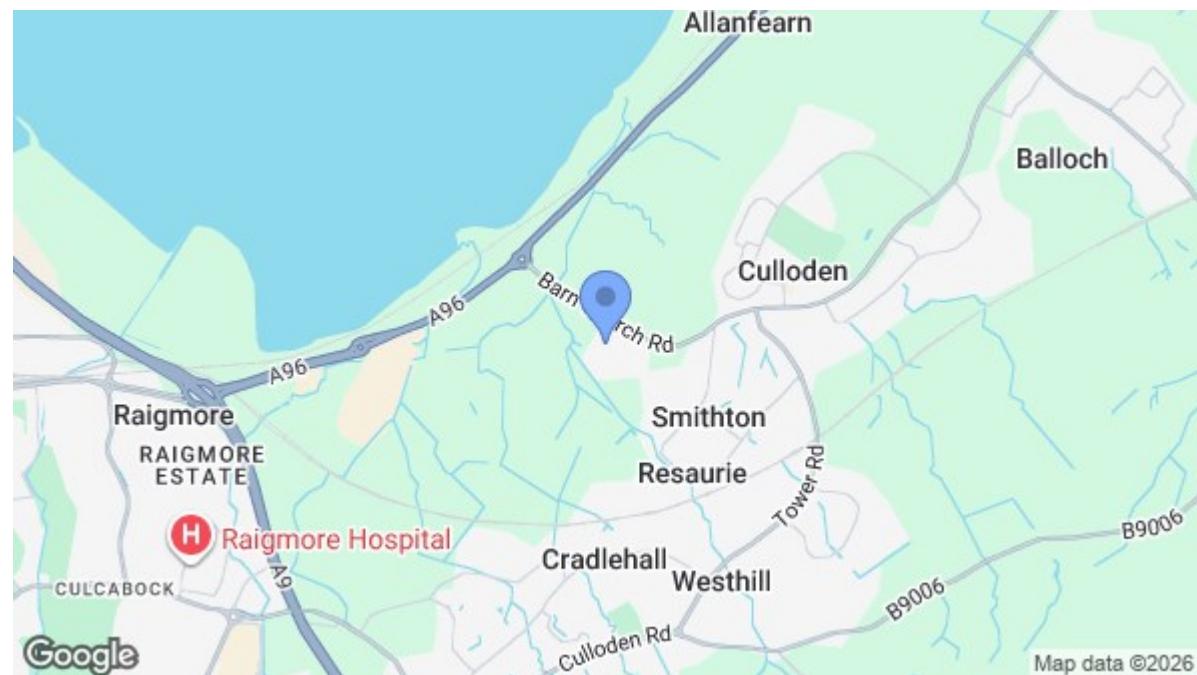
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	



While the above particulars are believed to be correct  
they are not guaranteed and all offerors must satisfy  
themselves on all matters



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