



24B Culduthel Mains Gardens, Inverness, IV2 6RD

- UNDER OFFER.
- Three bedrooms.
- Single garage.
- VIEWINGS SUSPENDED.
- Family bathroom & WC.
- Gas central heating.
- Kitchen.
- Private garden.
- Double glazing throughout.

Offers Over £235,000

An excellent opportunity to purchase semi-detached, three-bedroom house in the sought after Culduthel area of Inverness. With well-proportioned room sizes, excellent storage provisions and easy access to the City Centre, this property offers a lovely family home.

Immaculately presented, the ground floor accommodation comprises of entrance hall, bright and inviting lounge, modern kitchen and WC. On the first floor the landing gives way to the main double bedroom, second double bedroom, single bedroom and spacious family bathroom which completes the accommodation. This property also benefits from gas central heating controlled by a Tado smart thermostat system allowing for control of individual room temperatures and double glazing throughout.

Private outdoor space includes a driveway with sufficient parking space for two vehicles and attached, single garage with electricity supply at the front of the property. The rear garden has been tastefully landscaped and offers a patio, lawn space and gazebo feature outdoor kitchen area and covered seating area with projector and surround sound system.

Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in the desirable Culduthel area of Inverness this property offers a favourable location within a popular residential cul de sac.

Inshes retail park is a short drive from property offering a range of amenities including large supermarkets, nursery, retail and leisure units. Large supermarkets are also located on Dores Road and Sir Walter Scott Drive.

A short drive from the property you will find Raigmore Hospital, Fairways business park and Driving Range and the University of the Highlands and Islands. Inverness City Centre is approximately 3.3 miles from the property.

Excellent public transport links are available within walking distance from Culduthel Mains Road offering routes into the City Centre and across Inverness. All major travel routes including A9 & A96 & B862 are easily accessible. Inverness airport is a 20-minute drive away.

For younger children, primary schooling is available at Lochardil Primary School situated approximately 1.2 miles from the property. Older children would attend Inverness Royal Academy 0.9 miles away.

DIRECTIONS

From Inverness City Centre, take Glenurquhart Road to Tomnahurich roundabout and exit onto the A8082 'West Link' road and continue to Holm roundabout. Take the third exit onto Holm Road and continue straight on at the roundabout joining Culduthel Avenue. At the roundabout take the third exit onto Culduthel Mains Road. Take the first left onto Culduthel Mains Gardens and follow the road for 0.2 miles where number 24B will be on your right-hand side, clearly sign posted by a South Forrest 'For Sale' board.

KEY POINTS

- Walk-in condition.
- Ideal family home.
- Amenities & schools nearby.
- Convenient location within Inverness.

ACCOMMODATION

ENTRANCE HALL

5.46 x 1.35 (17'10" x 4'5")

Front external door, access to first floor with additional, bespoke storage built under the staircase, access to lounge and WC.

LOUNGE

4.25 x 3.11 (13'11" x 10'2")

Bright and inviting living space with access to the kitchen and double, patio doors leading out to the rear garden.



KITCHEN

3.09 x 2.14 (10'1" x 7'0")

Modern kitchen with wall and base mounted cabinets with downlighting, worktop space with one and a half bowl stainless steel sink and draining board. Space for white goods and integrated appliances include gas hob, oven and grill and extractor fan. Rear facing window.



BEDROOM ONE

4.64 x 3.60 x 2.68 (15'2" x 11'9" x 8'9")

Spacious double bedroom with fitted double wardrobe and two front facing windows.



BEDROOM TWO

3.65 x 2.75 (11'11" x 9'0")

Comfortable double bedroom with rear facing window.



WC

1.81 x 1.00 (5'11" x 3'3")

Wash hand basin with wood feature, WC and front facing frosted glass window.

LANDING

3.33 x 2.58 (10'11" x 8'5")

Allows access to all three bedrooms, family bathroom and loft hatch. Storage cupboard with shelving and housing combi boiler.

BEDROOM THREE

2.29 x 1.97 (7'6" x 6'5")

Single bedroom with triple, fitted wardrobe and rear facing window.



FAMILY BATHROOM

2.98 x 1.76 (9'9" x 5'9")

Good-sized family bathroom with shower over bath, wash hand basin with fitted mirror and shaving point above, WC and tiled walls.



DRIVEWAY & GARAGE

5.14 x 2.75 (16'10" x 9'0")

Private driveway with sufficient parking space for two vehicles. Single, attached garage with electricity supply and access to fuse box. Please note the measurements shown above are approximate internal garage measurements.

REAR GARDEN

Fully enclosed, generous rear garden with gate to leading to the driveway, paved patio area, well maintained lawn space, landscaped path leading to covered gazebo featuring outdoor kitchen area with cabinets, projector screen and surround sound system.



GAZEBO



EXTRAS

Fitted floor coverings, light fittings, blinds, curtain poles/tracks, integrated appliances, white goods in the kitchen, projector and surround sound system in the gazebo are to be included in the sales price. Please note the free standing white goods in the garage are not included in the sale.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. There is fibre broadband available within the street. The heating is controlled by a Tado thermostat system which allows individual control of room temperatures.

EPC BAND

EPC Band C.

COUNCIL TAX BAND

The current council tax is Band D. Please be aware that this may be subject to change upon sale.

FACTOR

The current factor at Culduthel Mains Gardens is First Port Property Management. The management fee is approximately £110 every 6 calendar months and includes the maintenance of all external communal areas. Please note the factoring fee is set at the discretion of the company and is subject to change.

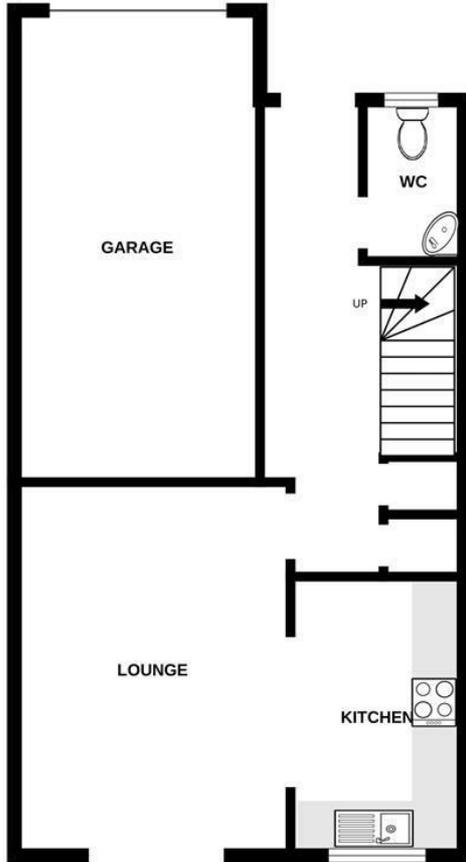
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

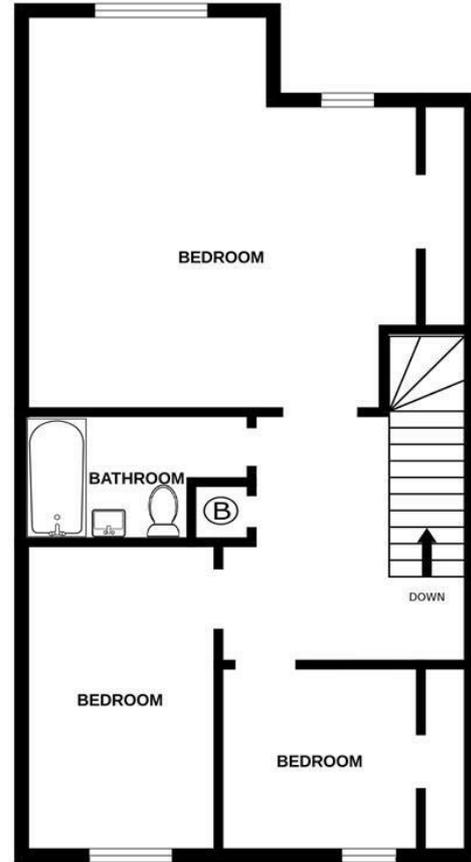
HSPC REFERENCE

61798.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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