



4 Milton of Culloden South, Inverness

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|--------------------------|-------------------------|--------|
| Entrance vestibule | Kitchen/ breakfast room | Garden |
| Front hall and rear hall | 3 Bedrooms | Garage |
| Living room | Bathroom | |

Offers around £215,000

This charming detached villa is pleasantly situated in Milton of Culloden South just off the A96, advantageously located to the Retail Park, Stoneyfield Business Parks and withing easy commuting distance to Inverness. Primary and secondary schooling can be found in Culloden and a bus route is situated nearby.

Inverness is the perfect choice for a family home and is fast becoming a cosmopolitan city. The heart of the highlands provides a multitude of facilities including good quality restaurants and hotels, a varied arts and culture scene and the usual mix of high street stores. An excellent touring base where everything is on your doorstep including road, rail and air links.





This property features oil-fired central heating with radiators, real coal fire in the living room and double glazing. The spacious kitchen is fitted with attractive floor and wall units and has ample space for informal dining. This property is set in a generous garden with views to the countryside and beyond. Viewing is highly recommended to fully appreciate the setting and spaciousness of this property whilst still being able to live in a traditional family home convenient to the city centre and a wide range of amenities.

Entrance vestibule: 2.93m x 1.58m

Entrance leading to front hallway.

Front hallway: 1.94m x 0.93m

Giving access to kitchen and bathroom. Side window.

Living room: 4.87m x 3.46m

Attractive room with feature coal fire set in wood surround and slate hearth. Double patio doors leading to decking, enjoying views over farmland and beyond. Radiator. Door to inner hallway.

Kitchen/ breakfast room: 4.46m x 3.54m

Well-proportioned room fitted with floor and wall mounted units incorporating stainless steel sink, built in electric single oven, hob and extractor hood. Side and rear windows. Partially tiled. Feature pulley. Space for informal dining. Loft access. Door to front hallway and access to inner hallway. Radiator. The built in oven, hob, hood, washing machine and tumble dryer are included in the sale price.

Inner hallway

Access to kitchen/ breakfast room, living room and bedroom 1. Walk in storage cupboard with window and housing hot water tank.

Bedroom 1: 3.37m x 2.94m

Rear facing room with pleasant outlook. Radiator.

Bedroom 2: 3.74m x 2.28m

Single room with side window. Radiator.

Bedroom 3: 2.58m x 2.61m

Single room with window to the rear. Radiator.

Bathroom: 2.34m x 1.94m

Fitted with white suite including corner bath, wash basin and WC. Shower cubicle with mains connected shower. Partially tiled. Side window. Radiator.

Garden

There is a gravel driveway with space for generous parking and leads to a double garage with power. The gardens are laid to lawn with surrounding borders containing mature shrubs and plants. There are conifers and productive fruit trees. At the rear of the property there is a decking area enjoying the outlook of the surrounding countryside and beyond.

Directions

Take the A96 Nairn Rd out of Inverness, pass the railway bridge on the left handside and there is a sign for Milton of Culloden South, pass the bus stop on the right and the right turn is after this. Continue up this road and the property is identified with a For Sale sign and a Number 4 MacPherson.

Condition

All blinds, curtains, carpets, electric oven and hob, extractor hood, washing machine and tumble dryer are included in the sale price.

Council Tax

Band D

Post Code

IV2 7NX

Entry

By mutual agreement

Viewing

By appointment with the sellers on 07595161551 or through South Forrest Property Department on 01463 250255.

Price

Offers around £215,000

Home Report

A Home Report exists for this property and can be made available to interested parties who have noted an interest through their solicitor.



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