



Innes & Mackay

## 52 Castle Heather Crescent, Inverness IV2 4BF

- DETACHED BUNGALOW
- LOCATED IN THE POPULAR CASTLE HEATHER DISTRICT OF INVERNESS
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- LOUNGE/DINER
- OFF-STREET DRIVEWAY PARKING
- EARLY VIEWING RECOMMENDED

Offers Over  
£250,000



## PROPERTY DESCRIPTION

Situated in the highly sought-after Castle Heather area of Inverness, this deceptively spacious detached bungalow is located close to excellent facilities and within easy reach of the city centre. Boasting three double bedrooms (master ensuite), lounge/diner, modern kitchen and wet room, this property would make an ideal home for the growing family or retirement property. With ample storage and well-proportioned accommodation throughout, viewing comes highly recommended to appreciate the accommodation on offer.

## LOCATION

The property enjoys a convenient position within the popular Castle Heather area of Inverness. This is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. There are local amenities at Balloan Shopping centre including Dow's Lounge Bar/Diner, Pizza takeaway, chemist, general store, hairdressers and nail & beauty salon. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, chemist, post office and petrol station, home store and Bannatyne's Health club. Primary schooling is available at Hilton Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities.

## GARDEN

The front garden is laid to lawn, with a border of shrubs and plants. There is a tarmac driveway alongside the property, leading to a wooden shed. A timber ramp provides wheelchair access to the front door. The rear garden is enclosed with timber fencing and mainly laid with paving slabs. There are two ponds and tall, evergreen trees located along the back provide privacy. Wooden shed.

## ENTRANCE VESTIBULE

Door opens into the entrance vestibule. There is a storage cupboard with hanging rail and glazed door opens into the hallway.

## HALLWAY

The L-shaped hallway provides access to the lounge/diner, kitchen, three bedrooms and wet room. There is a storage cupboard with shelving and ceiling hatch provides access to the floored loft space.

## LOUNGE/DINER

5.77 x 4.46 (18'11" x 14'7")

The lounge/diner is a spacious room, benefitting from large windows to the rear and one to the front. There is ample space for living and dining furniture. Laminate flooring completes this room.

## KITCHEN

3.77 x 3.42 (12'4" x 11'2")

The kitchen, laid with tiled flooring, is fitted with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. There is a low level worktop with ceramic hob and extractor hood above, integrated electric oven, fridge freezer, dishwasher, 1 ½ stainless steel sink located below the window to the rear,



under counter washing machine and cupboard housing the boiler. There is also space for dining furniture. Door provides access to the rear garden.

## **BEDROOM 1**

4.11 x 2.79 (13'5" x 9'1")

The master bedroom, laid with laminate flooring, is a good sized double room benefitting from fitted wardrobes with sliding mirrored doors. There is a window to the front elevation allowing a good degree of natural light. Door opens into the ensuite.

## **ENSUITE**

1.55 x 1.41 (5'1" x 4'7")

The ensuite is furnished with a WC, wash hand basin and recessed tiled shower cubicle. Extractor fan, window to the side and tiled flooring finish this room.

## **BEDROOM 2**

3.62 x 2.71 (11'10" x 8'10")

The second bedroom is a double room to the front elevation, featuring built in wardrobes with sliding mirrored doors. Laminate flooring.

## **BEDROOM 3**

3.00 x 2.57 (9'10" x 8'5")

Bedroom three is also a double room laid with laminate flooring and integrated wardrobes. There is a window to the side elevation.

## **WET ROOM**

2.33 x 2.17 (7'7" x 7'1")

The wet room is furnished with a WC, wash hand basin, mains shower with half height doors and shower curtain, heated towel rail and extractor fan. Window to the side and non-slip vinyl flooring complete this room.

## **HEATING**

Gas central heating.

## **GLAZING**

Double glazing.

## **PARKING**

Off-street driveway parking.

## **COUNCIL TAX BAND - E**

## **EPC BAND - C**

## **SERVICES**

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

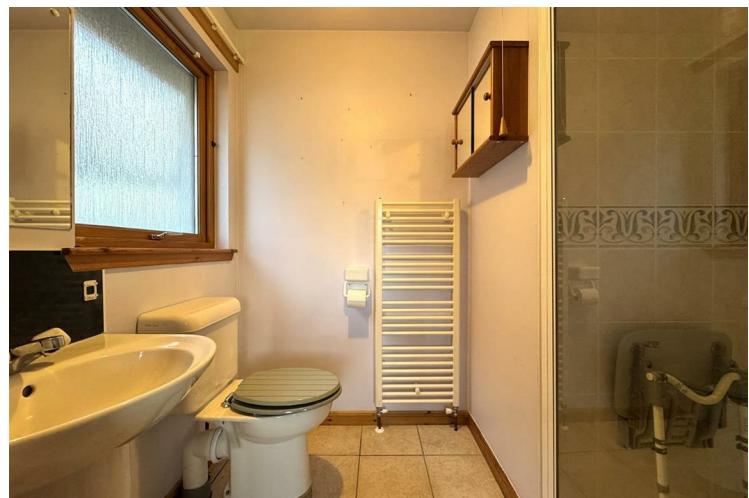
## **EXTRAS INCLUDED**

All fitted floor coverings, curtains, light fixtures, window fittings, integrated appliances and white goods. Garden sheds.

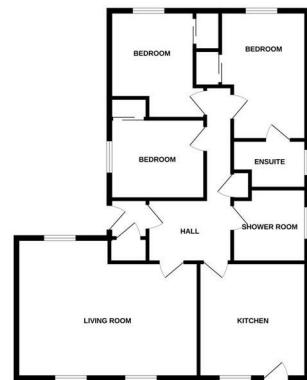
## **VIEWING ARRANGEMENTS**

Viewing through Innes and Mackay Property department (01463) 251200.





GROUND FLOOR



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

Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW

01463 251 200  
property@innesmackay.com  
www.innesmackay.com



Innes & Mackay