



Innes & Mackay

**46 Culcabock Road
Inverness, IV2 3XQ**

- STONE BUILT VILLA
- FOUR BEDROOMS
- NEW MODERN BATHROOM
- ALUMINIUM WINDOWS
- GAS CENTRAL HEATING
- LARGE DETACHED GARAGE WITH PIT AND LIFTING BEAM

**NEW FIXED PRICE -
BELOW VALUATION**

£248,000



DESCRIPTION

Located in the popular Culcabock area of the city, close to Raigmore hospital, the Golf course and within walking distance of the centre, this four bed semi detached villa offers anyone looking for a spacious family home. With a good sized rear garden and large detached garage, the property retains many original features including recently re-pointed external stone walls, original internal doors and deep skirtings all adding to the appeal of this family home. In recent years, the gas combi boiler has been replaced and serviced yearly, the Rhones and Gutterings replaced and re-pointing of the outside stone work.

LOCATION

This property is located within the Culcabock area of Inverness, perfectly placed for both convenience and lifestyle. Nearby you'll find excellent local services including Raigmore Hospital, Lifescan, the Police Headquarters, Inverness University Campus, and the wide choice of shops at Inshes Retail Park. Two large supermarkets, a chemist, post office, petrol station, garden store and Bannatyne's Health Club are all close at hand, making day-to-day living wonderfully easy. Families are well catered for with primary schooling at Drakies Primary and secondary education at Millburn Academy. A regular bus service stops close by the property, while the city centre is only a short distance away, offering an

extensive range of shopping, dining, leisure and cultural attractions. For those who travel, the property offers quick access to the A9 and A96, as well as excellent road and rail connections, and Inverness Airport provides both UK and international flights.

GARDENS

The gardens to the front are enclosed with a low stone wall with ornate wrought iron railings providing a pleasing external appeal. Ample off road parking is provided to the side where a large wooden gate opens into the rear garden, along with access to the detached garage. The rear garden laid primarily to grass has a small south facing patio area ,along with a large wooden shed providing external storage. Access to the garage is via a door to the side along with the electric roller door at the front.

ENTRANCE

Storm doors open into the entrance vestibule which has a further part glazed door leading into the hallway. From here, access is gained to the lounge, kitchen, bedroom four and via carpeted stairs to the first floor landing. An understair cupboard provides good storage together with a further single built in cupboard.

LOUNGE

3.61m x 3.57m (11'10" x 11'8")

The lounge is a comfortable and generous sized room



located to the front elevation. A feature and focal point of this room is the log burning stove nestled in the recessed original fireplace and set on Caithness slate hearth. Carpet completes this room.

KITCHEN

3.59m x 3.55m (11'9" x 11'7")

The kitchen located to the rear of the property is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the electric hob with extractor hood above and double oven to the side (lower oven is not in working order). There is a composite sink with drainer to the side and located below the work counter is the washing machine and space at the side for the fridge freezer. With space for a small dining table, the kitchen benefits from a part glazed door out to the rear garden.

BEDROOM 4

2.25m x 2.44m (7'4" x 8'0")

Bedroom four is a single room with a window to the rear. Carpet.

FIRST FLOOR LANDING

Carpeted stairs lead to the upper landing where three further bedrooms and the bathroom are located. An ornate glazed hatch opens into the partially floored loft space.



BEDROOM 3

2.56m x 2.25m (8'4" x 7'4")

Bedroom 3 is a single room located to the rear elevation and benefits from a Velux window providing a good source of natural light. Carpet.

BEDROOM 2

3.61m x 3.53m (11'10" x 11'6")

The second bedroom is a double room with window to the side. Part combed ceiling and carpet complete bedroom two.

BEDROOM 1

3.66m x 3.60m (12'0" x 11'9")

The master bedroom is also a double room located to the front elevation. Laid with laminate flooring, this room has a recessed shelved area ideal for storage or display purposes.

BATHROOM

2.21m x 1.75m (7'3" x 5'8")

The bathroom is furnished with a three piece suite comprising a WC, wash hand basin with cupboard under and a shower bath with mains shower over and screen to the side. Attractive tiling above the bath, ornate floor tiles and chrome ladder style heated towel rail complete this room



GARAGE

5.75 x 3.77m (18'10" x 12'4")

The detached block built garage has a floor pit and metal lifting beam ideal for anyone who works with cars or bikes. The garage also has a new Consumer unit, door to the side and electric roller door to the front.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING

Ample off road parking for a number of cars.

COUNCIL TAX

Band D

EPC BAND

Band D66

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, fridge, freezer, hob, oven and cooker hood. Timber shed.

SERVICES

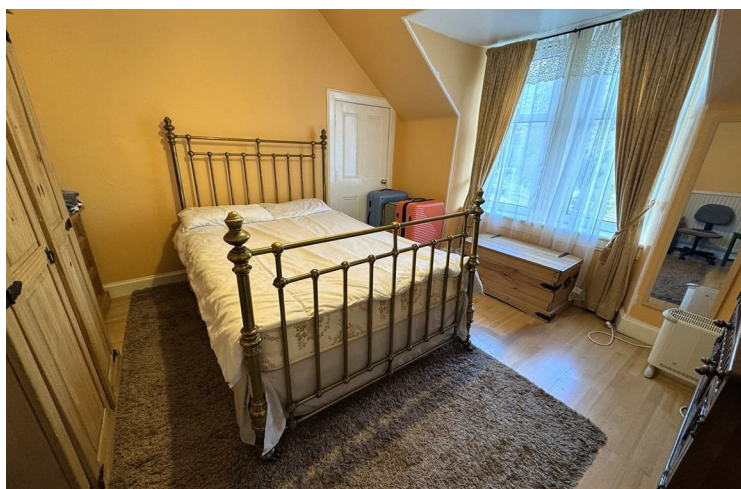
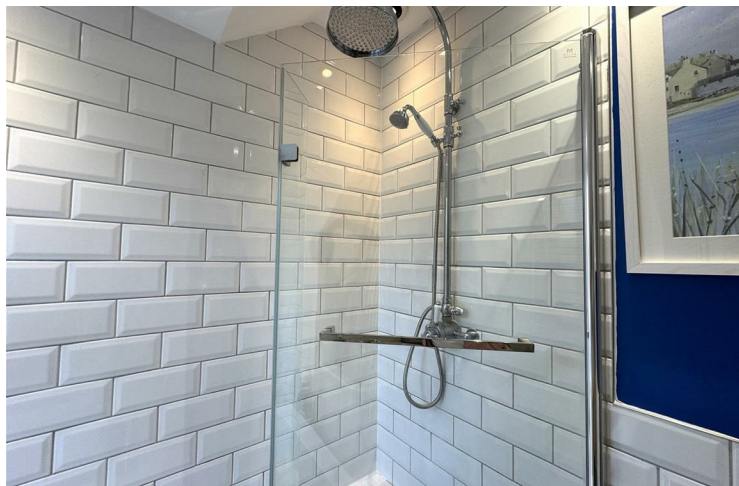
Mains water, drainage, electricity, gas, telephone and TV points.

VIEWING ARRANGEMENTS

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

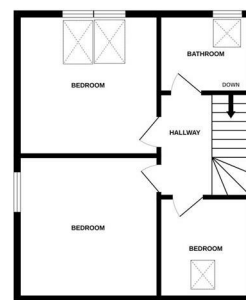
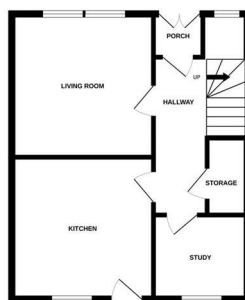






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and other data are approximate and are not intended to be used for any other purpose than to provide a general guide only. They should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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