



Innes & Mackay

66 Walker Crescent, Culloden, Inverness, IV2 7NA

- MID-TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- REQUIRING A DEGREE OF MODERNISATION
- AMPLE RESIDENTS AND VISITOR PARKING
- ELECTRIC HEATING
- DOUBLE GLAZING

Offers Over
£135,000



PROPERTY DESCRIPTION

66 Walker Crescent is a mid-terraced home situated within the popular Culloden district of Inverness. Requiring a degree of modernisation and upgrading, the property offers well-proportioned accommodation throughout and presents an ideal first time buy, investment opportunity or family home. Accommodation comprises of spacious lounge, kitchen, three double bedrooms and shower room, together with enclosed front and rear gardens, double glazing and electric heating. Early viewing is recommended to appreciate the potential on offer.

LOCATION

The property is located in the popular Culloden area of Inverness, approximately 4 miles from the city centre. There are local amenities near by at Culloden Shopping Centre, which includes a Co-op supermarket, A & I butchers, Harry Gow bakers, doctors surgery, chemist, takeaway and hairdressers. Primary schooling is available close by at Duncan Forbes Primary and secondary pupils would attend Culloden Academy, which also has a community leisure centre and swimming pool. The property lies within close proximity to Eastfield Retail Park, Raigmore Hospital, Lifescan, Beechwood Business Park and the UHI campus. There is a regular bus service into the city centre routed nearby. There is easy access to the A96 and the property is within close commuting distance to Inverness Airport.

GARDEN

The property benefits from enclosed gardens to both the front and rear. Wooden gate opens into the front garden, which is designed for ease of maintenance, incorporating a paved patio area and a garden shed providing external storage. The enclosed rear garden is mainly laid to lawn with a paved pathway and enjoys a good degree of privacy, courtesy of the mature trees.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule. There is a storage cupboard housing the electrics and door opens into the hallway.

HALLWAY

The hallway is laid with laminate flooring and provides access to the lounge, kitchen and WC. Stairs lead from here to the first floor landing and door opens to the rear garden.

LOUNGE

5.05 x 4.42 (16'6" x 14'6")

The bright and comfortable lounge is laid with laminate flooring and benefits from a large window to the front elevation, providing a good degree of natural light.

KITCHEN

4.41 x 2.68 (14'5" x 8'9")

The kitchen is fitted with wall mounted and floor based units with worktop, electric cooker with extractor hood over and 1 ½ bowl composite sink with drainer below the window to the rear. Freestanding appliances include washing machine, dishwasher, fridge and two freezers,



all of which are included in the sale.

WC

1.71 x 0.86 (5'7" x 2'9")

This room is laid with vinyl flooring and is furnished with a WC and wash hand basin.

FIRST FLOOR LANDING

Stairs lead to the first floor landing, where access is provided to the three bedrooms and bathroom. Ceiling hatch opens into the loft space.

BEDROOM 1

3.61 x 3.56 (11'10" x 11'8")

Bedroom one is a spacious double room, laid with laminate flooring, and benefits from a double wardrobe with sliding doors. There is a window to the rear elevation with views across fields and beyond.

BEDROOM 2

4.15 x 2.58 (13'7" x 8'5")

The second bedroom is also a double room with window to the front elevation. Laminate flooring.

BEDROOM 3

3.27 x 3.06 (10'8" x 10'0")

Bedroom three is a double room, benefitting from two single storage cupboards alongside an open recessed cupboard with fitted shelving providing good storage.

BATHROOM

1.87 x 1.67 (6'1" x 5'5")

The bathroom is furnished with a WC, wash hand basin and electric shower enclosed with half-height bi-folding doors. Window to the rear and extractor fan complete this room.

HEATING

Electric heating.

GLAZING

Double glazed.

PARKING

Ample resident and visitor parking.

COUNCIL TAX BAND - B

EPC BAND - D

SERVICES

Mains water, drainage, electricity, television and telephone points.

EXTRAS INCLUDED

All fitted floor coverings, light fixtures, blinds, curtains, cooker, washing machine, dishwasher and fridge and freezers. Garden shed.

VIEWING ARRANGEMENTS

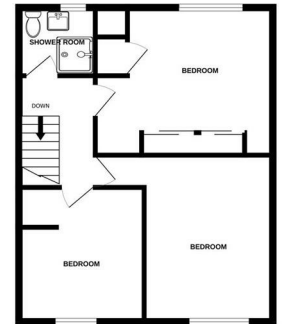
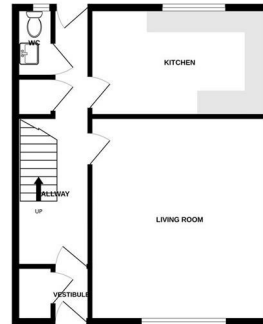
Viewing is through Innes and Mackay property department (01463) 251200.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
March 2016/2019/2020

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

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