



32 OAKDENE COURT, CULLODEN, INVERNESS IV 2 7XL

Detached bungalow offering spacious accommodation and enjoying a superb position in a cul-de-sac and backing onto Culloden Woods and convenient to excellent local amenities.



- Entrance Vestibule
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Utility Room
- 4 Double Bedrooms (1 En-Suite Bathroom)
- Family Room/Bedroom 5
- Family Bathroom
- Gas fired Central Heating
- Double Glazing
- Double Garage
- Gardens
- EPC Band -



DESCRIPTION

This detached bungalow provides extremely well proportioned accommodation and combined with ample storage, represents a spacious family home. The property benefits from double glazing and gas fired central heating complimented by a gas living flame fire in the lounge. The accommodation consists of the entrance vestibule which opens to the entrance hall which has built-in storage facilities, access to the loft space and doors to the principal rooms. The lounge is a good sized room with feature bay window to front and gas living flame fire set in marble surround. The dining room is located off and again is a well proportioned room. The kitchen has a rear aspect and fitted with a range of wooden wall and base units, is well equipped and gives access to the utility room with fitted base units, additional built-in cupboard, houses the gas fired boiler and external door opening to the rear garden area. There are four double bedrooms, all with built-in wardrobes facilities and the master bedroom has an en-suite bathroom. There is a family room which would also lend itself as a 5th bedroom and family bathroom fitted with cream WC, wash hand basin, bath and mains fed shower in cubicle.



LOCATION

Situated in a cul-de-sac in the Culloden area of Inverness approximately 4.5 miles from the city centre. The area is well served with local amenities and facilities including a regular bus service to and from the city centre. The shopping area at Culloden offers doctor's surgery, chemist, general store, library, butchers, Chinese takeaway and hairdressers. Blacksmiths Bar/Diner, Culloden police station, hotel, garage and a number of churches are close at hand. The property is within the catchment area for Duncan Forbes Primary School and Culloden Academy, which is a community school, offering a wide range of leisure facilities.

DIRECTIONS

From Inverness follow the A96 east and take the turn off to the right (signposted Culloden & Smithton) after the Retail Park roundabout. Follow this road and go straight on at the two sets of traffic lights. Take the first turning on the right into Blackwell Road and follow the road round and the Oakdene Court is located on the right hand side.

ACCOMMODATION:

Entrance Vestibule 1.77m x 1.45m approx
Wall mounted coathooks. Door with glazed panels to

Entrance Hall 2.67m x 1.75m and 6.05m x 1.35m and 1.09m x 6.66m approx
Access to loft space. Two built-in storage cupboards, one housing the megaflop tank. Doors to lounge, kitchen, family room, 4 bedrooms and family bathroom.

Lounge 4.22m x 4.78m approx
Bay window to front. Gas living flame fire set in attractive marble surround. Double doors with glazed panels to

Dining Room 3.69m x 3.10m approx
Window to rear. Door to



Kitchen 3.09m x 3.70m approx
Window to rear. Wooden wall and base units incorporating single bowl stainless steel sink, integrated Stoves gas hob, built-under electric oven, dishwasher, fridge. Door to

Utility Room 3.65m x 1.78m approx
Fitted base units. Wall mounted gas fired boiler. Washing machine. Built-in storage cupboard. External door to rear garden.

Bedroom 1 3.97m x 4.29m approx
Window to front. Double built-in wardrobes with mirrored sliding doors. Door to



En-Suite Bathroom 3.02m x 1.58m approx
Cream WC, wash hand basin and corner bath and mains fed shower over.



Bedroom 2 3.22m x 3.12m
Window to rear. Built-in wardrobe with wooden doors.



Bedroom 3 3.11m x 3.17m approx
Window to rear. Built-in wardrobe with mirrored sliding doors

Bedroom 4 3.02m x 3.39m approx
Window to side. Built-in wardrobe with wooden sliding doors.

Family Room 3.58m x 5.53m approx
Patio window to rear. Built-in cupboard space with wooden louvre doors.



Family Bathroom 3.35m x 2.23m approx
Cream WC, wash hand basin, bath and mains fed shower set in cubicle.



GARAGE

6.14m x 5.74m approx

Two metal up and over doors to front. Power and light. Door to rear.

GARDEN

The garden to the front of the property is laid to grass for easy maintenance with a tarmacadam driveway to the side providing off-street parking facilities and leads to the double garage. There is a large enclosed garden to the rear which has an area laid to grass and the remainder of the garden is terraced. Clothes drying facilities. Greenhouse.

HEATING

The property benefits from gas fired central heating.

GLAZING

The subjects are double glazed.

EXTRAS

All fitted floor coverings, blinds, integrated gas hob, electric oven, dishwasher, fridge, washing machine and greenhouse are included in the asking price.

COUNCIL TAX

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

ENTRY

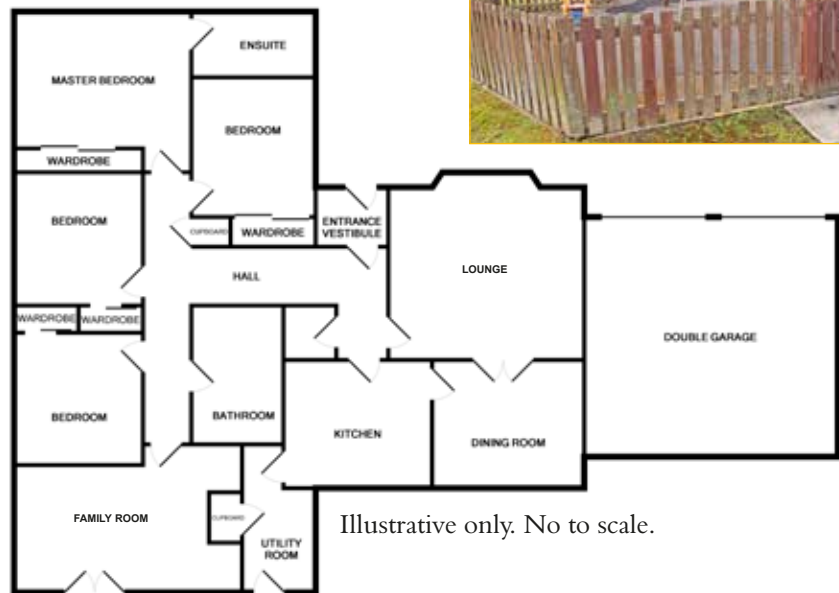
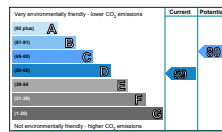
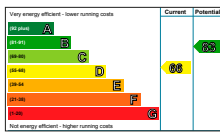
By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert Property Department on 01463 253911 or the Highland Solicitors' Property Centre on 01463 231173 to arrange an appointment to view.

E-Mail:

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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



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