



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets and fitted floor coverings. Curtains, blinds, white goods, chest freezer, and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



I2 Caulfield Gardens

Inverness

IV2 5GE

A well-presented, two bedrooomed semi-detached bungalow with detached single garage, off-street parking and lovely garden grounds.

OFFERS OVER £190,000

📍 The Property Shop, 20 Inglis Street,
Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

Property Overview



Semi-Detached
Bungalow



2 Bedroom



1 Reception



1 Wet
Room



Gas



Garden



Garage

Kitchen



Lounge/Dining Room



Property Description

Occupying a generous plot in a quiet cul-de-sac, this two bedrooomed semi-detached bungalow is situated in the sought after Cradlehall district of the city and will suit a variety of potential purchasers including the young and elderly alike, or those looking to downsize. The property offers accommodation that is spread over one floor and benefits from double glazed windows, ample storage provisions (having three storage cupboards in the hallway) and gas central heating which can be controlled by the modern Hive system. The accommodation within has been freshly decorated and consists of an entrance hall, which gives access to the partially floored loft, two bedrooms, (with the principal bedroom benefiting from triple fitted wardrobes with sliding mirrored doors), a wet room which comprises a WC, a wash hand basin and a shower compartment with electric Mira shower and a bright and spacious front facing lounge/dining room. Completing the accommodation is the fitted kitchen which comprises wall and base mounted units with worktops, has complimentary splashbacks, a sink with drainer and mixer tap and an integral gas hob with extractor fan over and an electric oven. Located here and included in the sale is a washing machine and an under-counter fridge and freezer. From here, a door gives access to the rear garden. Externally, the property benefits from attractive gardens to the front, side and rear elevations and has useful exterior lighting. The front garden is laid to lawn with a number of shrubs with a gravel border. There is a tarmac driveway which provides off-street parking for a number of vehicles and in turn leads to the detached single garage which has power, lighting and an up and over door, plus a pedestrian door. The rear garden is enclosed by hedging, new timber fencing and has lovely views towards Maxwell Park and the surrounding woodlands. It has been laid to lawn and boasts a garden shed and has ramped access to the kitchen, which doubles as a seating area. Local amenities at Cradlehall include a Co-op, a bakers, a dental surgery, a children's nursery, a hairdressers, a fantastic primary school and a bus service to Inshes Retail Park. A more comprehensive range of amenities can be found in Inverness City Centre including bus and train stations, restaurants, Eastgate Shopping Centre, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7 miles east of Cradlehall.

Bedroom One



Wet Room



Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 3.28m x 3.21m*

Lounge/Dining Room

Approx 6.50m x 3.57m*

Kitchen

Approx 2.90m x 2.96m

Wet Room

Approx 1.97m x 2.04m

Bedroom One

Approx 3.20m x 2.97m

Garage

Approx 2.86m x 4.66m

(*At Widest Point)

Lounge/Dining Room

