

#### 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

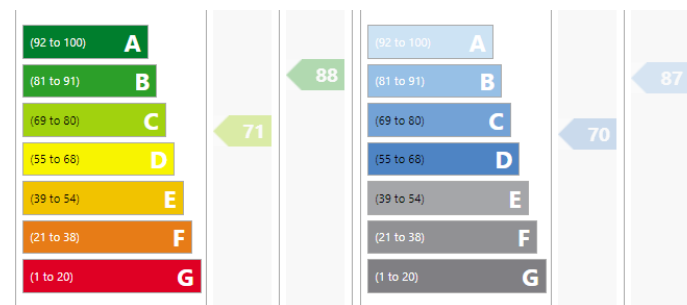
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £190,000  
 A full Home Report is available via Munro & Noble website.



## 12 Caulfield Gardens Inverness IV2 5GE

A well-presented, two bedroomed 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





Kitchen



**Property Description**

Occupying a generous plot in a quiet cul-de-sac, this two bedroomed 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



Lounge/Dining 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

