

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings curtains and washing machine.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

Viewing

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

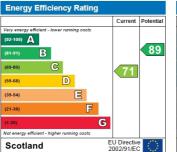
Entry

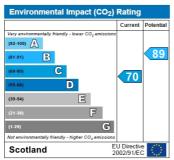
By mutual agreement.

Home Report

Home Report Valuation - £190,000

A full Home Report is available via Munro & Noble Website.





DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

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.





5 Caulfield Gardens Inverness IV2 5GE

A two bedroom, semi-detached bungalow that is fully double glazed, has gas central heating, gardens and off-street parking.

FIXED PRICE £185,000

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

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Property Overview









Semi-Detached 2 Bedroom Bungalow

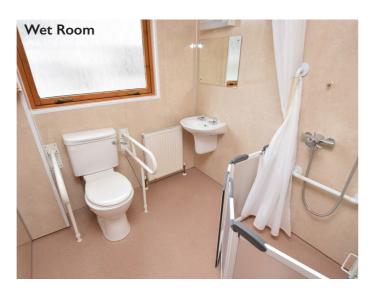




Property Description

This pleasant two bedroom, semi-detached bungalow is situated in a quiet cul-de-sac in the sought after Cradlehall area of the city and enjoys partial views to the rear over neighbouring properties towards the Moray Firth taking in Ben Wyvis beyond. It will suit a wide range of potential purchasers including the elderly or infirm or those looking for a property with excellent rental potential. The property offers many pleasing features including gas central heating, double glazing, a garden, off-street parking and a single garage. The accommodation is well-proportioned throughout consists of an entrance hall (which has ample storage provisions) two bedrooms, with the principal bedroom having triple fitted wardrobes with mirrored sliding doors, a wet room which comprises a wash hand basin, a WC and electric shower, and a bright and airy open plan lounge/dining room. The kitchen is fitted with wall and base mounted units with worktops and has splashbacks, a stainless steel sink with drainer and an induction hob with extractor over and an electric oven. Located here and included in the sale is a washing machine. Externally the property has a low maintenance garden to the front being laid to gravel with some shrubs, and a tarmac/gravel driveway leads up the side of the property which provides ample space for off-street parking and leads to the single detached garage. The rear garden is fully enclosed by timber fencing and hedging, is split over two levels and is again low maintenance as it has been laid gravel and lawn. Local amenities at Cradlehall include a Co-op, a bakers, a dental surgery, a children's nursery, a hairdressers, a 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.







Rooms & Dimensions

Entrance Hall

Bedrooom Two
Approx 3.22m x 3.26m

Wet Room
Approx 1.96m x 2.06m

Bedroom One Approx 3.22m x 3.26m

Lounge/Diner Approx 2.80m x 6.49m

Kitchen Approx 2.97m x 2.89m

Garage



