

**21 Viewfield Road, Culcabock,**  
Inverness, IV2 3XN



**Fixed Price £185,000**





## Overview

- \*\*\*10K BELOW HOME REPORT VALUATION\*\*\*
- Fantastic investment property with great potential
- Lounge/dining room, kitchen/diner, 4 bedrooms & bathroom
- Set on a generous corner plot, drive with parking for 3 cars
- Non standard construction with limited mortgageability
- EPC Band E



## Description

Fantastic opportunity to purchase a detached bungalow in the sought after Culcabock area of Inverness. The property is of non standard construction, with limited mortgageability, as such the property is at an attractive price with great potential. Although in need of some modernisation and upgrading, once complete this house would make a lovely family or perfect retirement home. The property offers a generous lounge with dining area off, kitchen/diner, utility, 4 double bedrooms and bathroom. There is good storage throughout including a hall cupboard, kitchen cupboard, storage in three of the bedrooms and the partially floored loft. The property has double glazing throughout. There is gas central heating throughout. This spacious bungalow is set on a good sized corner plot with private gardens. The gardens are level, mature and mostly laid to lawn. There is a driveway with parking for several cars.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.



## Room Dimensions

Lounge	(11' 0" x 17' 6") or (3.36m x 5.33m)
Dining Area	(9' 7" x 7' 11") or (2.91m x 2.42m)
Kitchen	(17' 6" x 11' 6") or (5.33m x 3.51m)
Utility Room	(7' 10" x 3' 11") or (2.38m x 1.19m)
Bedroom 1	(9' 7" x 14' 2") or (2.92m x 4.31m)
Bedroom 2	(9' 4" x 11' 0") or (2.84m x 3.36m)
Bedroom 3	(12' 4" x 9' 0") or (3.76m x 2.75m)
Bedroom 4	(12' 11" x 7' 5") or (3.94m x 2.27m)
Bathroom	(6' 0" x 9' 0") or (1.83m x 2.74m)





#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles.

Electric cooker.

#### Services

Mains gas, electricity, water and drainage. The boiler will require to be serviced.

#### Tenure

Freehold

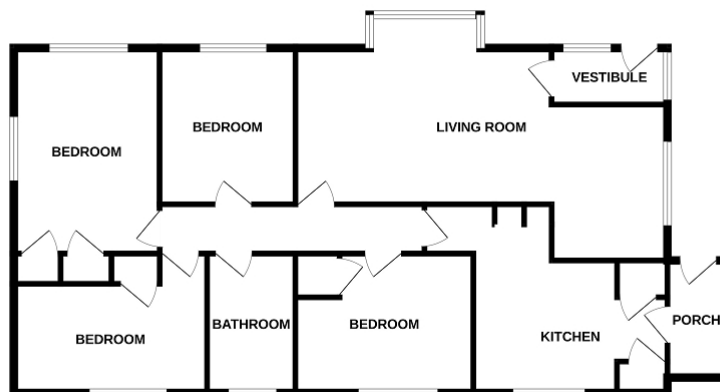
#### Council tax

Band E

#### Viewing

To arrange a viewing of this site please contact Karine on 07919 176787, Morna on 07765250242 or the office on 01463 233218.

GROUND FLOOR



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