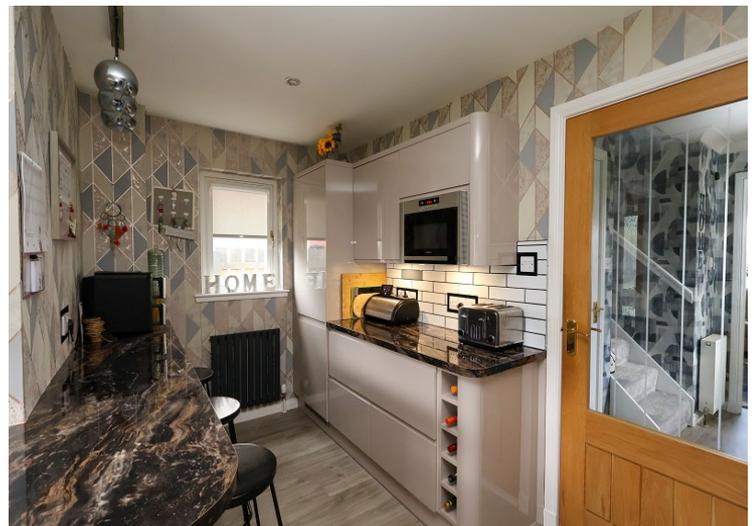


# 3 Culduthel Mains Circle

Culduthel, Inverness, IV2 6RH



Offers Over £290,000





### Overview

- Spacious detached villa in popular location
- Sought after Lochardil Primary catchment area
- Lounge, kitchen, utility, 3 bedrooms, en suite, bathroom, WC
- Enclosed rear garden with patio, garage, driveway for 2 cars
- Ideal for families seeking a modern home with stylish upgrades
- EPC band B



### Description

A beautifully maintained three-bedroom detached villa located in the ever-popular Culduthel Mains area of Inverness. With an upgraded kitchen and utility room, spacious layout, and private outdoor space, this property is ideal for families or professionals looking for a well-appointed home in a highly regarded neighbourhood. The accommodation comprises a bright, welcoming lounge to the front of the property, and a spectacular open-plan kitchen/diner to the rear. The kitchen has been recently refurbished and features an integrated fridge, separate integrated freezer, electric hob, electric oven, integrated microwave, and a plate warmer/slow cooker. A separate utility room offers further practicality with a freestanding washing machine and tumble dryer. A convenient downstairs WC completes the ground floor. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom enjoying an en suite shower room. A stylish family bathroom serves the remaining bedrooms. The rear garden is fully enclosed and features a patio area for additional privacy, perfect for relaxing or entertaining. To the front, there is driveway for 2 cars and a garage, providing excellent storage and off-street parking. The property also benefits from solar panels for hot water and additional panels feeding into the grid, ensuring energy efficiency. Further features include gas central heating, double glazing and fibre optic broadband. point.



## Room Dimensions

Lounge	(13' 2" x 14' 4") or (4.01m x 4.37m)
Kitchen / Diner	(12' 8" x 13' 3") or (3.86m x 4.04m)
Utility Room	(5' 4" x 5' 9") or (1.63m x 1.74m)
Wc	(2' 11" x 6' 4") or (0.88m x 1.92m)
Principal Bedroom	(12' 2" x 9' 10") or (3.70m x 2.99m)
Principal Bedroom En Suite	(5' 10" x 9' 1") or (1.78m x 2.76m)
Bedroom 2	(13' 1" x 12' 2") or (4.00m x 3.71m)
Bedroom 3	(12' 4" x 7' 7") or (3.75m x 2.32m)
Bathroom	(6' 10" x 6' 7") or (2.09m x 2.01m)





#### Extras

All fitted floor coverings, light fittings, curtain poles and window blinds. Integrated appliances including the electric hob, oven, microwave, fridge, freezer, plate warmer/slow cooker. Freestanding washing machine and tumble dryer in the utility room are also included.

#### Services

Mains gas, electricity, water and drainage. Solar panels. Telephone and fibre broadband.

#### Maintenance Charges

There is a fee of £15 per month for the maintenance of the communal areas within the development

#### Council Tax

Band E

#### Floor Area

97m<sup>2</sup>

#### Entry

By mutual agreement.

#### Viewing

To arrange a viewing of this property please contact Travis on 01463 233218 or 07402 405946



**Tel: 01463 233218**

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