




McEwan Fraser Legal

Solicitors & Estate Agents

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39 Moray Park Gardens

CULLODEN, HIGHLAND, IV2 7FY



This attractive property is located in a quiet street in the popular residential area of Culloden to the east of Inverness, the capital of the Highlands. It is particularly convenient for access to the A96, Inverness Airport and the new University of the Highlands and Islands Campus. The property is within the catchment for both Duncan Forbes Primary School and Culloden Academy and is close to local convenience stores, health centre, dentist and take-away restaurants. It is also well served by excellent local bus services to most parts of the city and

is near the large shopping parks at Eastfield and Inshes

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are renowned

for its outdoor pursuits with easy access from Inverness to the year round sports playground of The Cairngorm National Park. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart less than a few minutes drive away.

Part Exchange available. McEwan Fraser Legal are delighted to offer the opportunity to purchase this very attractive and spacious three bedroom detached bungalow, built by Muir Homes in 2002. Located in a quiet street in Culloiden the property is less than five miles from both Inverness city centre and Inverness Airport.

The accommodation is all on one level and is entered through the front vestibule into the main hallway giving access to all rooms. The accommodation consists of a spacious and bright sunken lounge, separate dining room (which could be used as a fourth bedroom), fitted kitchen, including integrated oven, gas hob, new washing machine and dish-washer, three bedrooms with master en-suite shower room and a half-tiled family bathroom with traditional shower mixer tap over bath.

The property benefits from gas central heating and double glazing throughout.

A tarred driveway provides parking for a number of vehicles and leads to the stone built garage/workshop. The charming front garden is laid mainly to grass, offset with a mix of mature trees and shrubs. The fully enclosed and private rear garden has a large paved patio area with the remaining ground laid to lawn.

This lovely property would make an ideal family or retirement home.

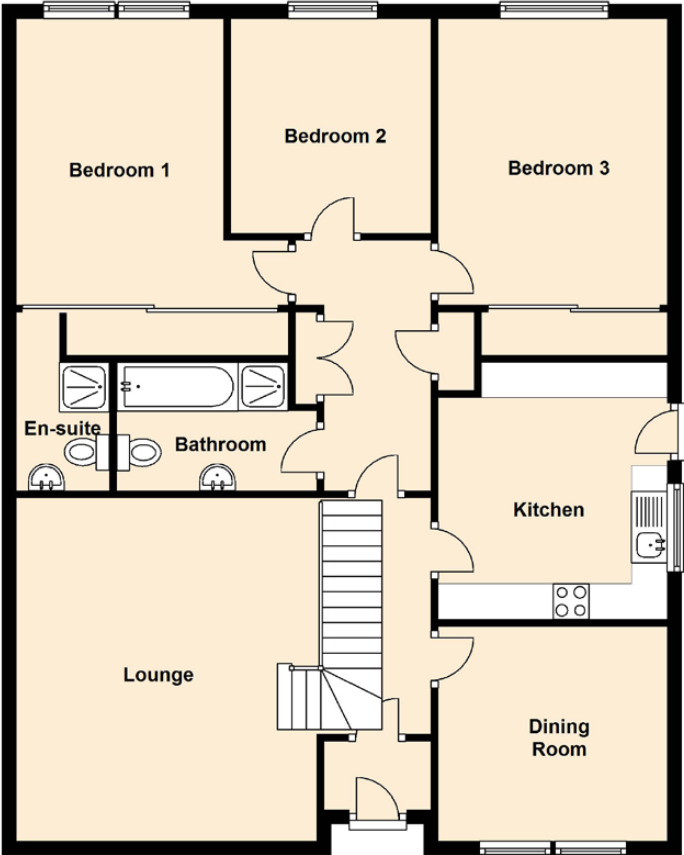


LOCATED IN HIGHLY DESIRABLE AREA OF CULLODEN





FLOOR PLAN DIMENSIONS LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	5.80m (19') x 4.80m (15'9")
Kitchen	3.60m (11'10") x 3.20m (10'6")
Dining Room	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	4.00m (13'1") x 2.90m (9'6")
En-suite	1.80m (5'11") x 1.30m (4'3")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bedroom 3	4.00m (13'1") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 1.80m (5'11")

Gross internal floor area (m²) - 103 m²

EPC Rating - C

Extras
(Included in the sale)

Integrated washing machine, integrated oven, integrated hob, integrated fridge and integrated freezer ALL BRAND NEW (unused) and the integrated dishwasher as well as curtains and blinds are included.

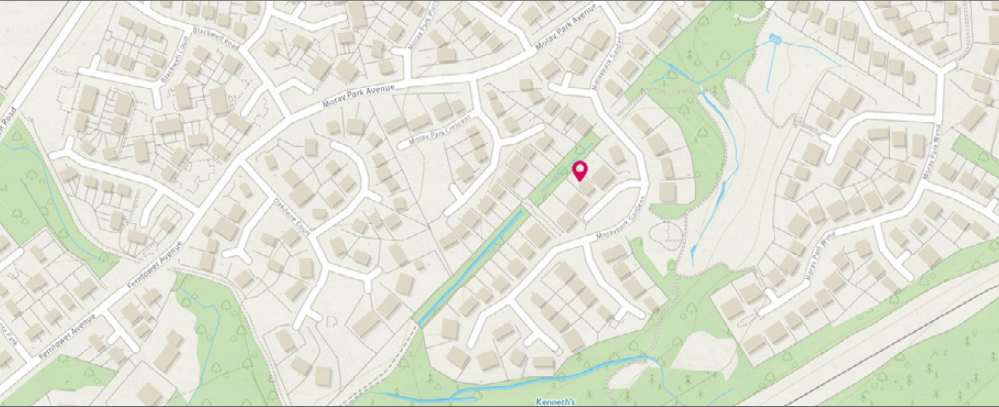


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**Part
Exchange
Available**

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Text and description
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