



**Harper
Macleod LLP**
Estate Agents & Solicitors



38 Ferntower Place, Culloden, IV2 7TL

Offers over £150,000

Fantastic opportunity for a first-time buyer to purchase a 2 bedroom two-storey terraced home in a quiet cul-de-sac in the popular residential area of Culloden.

The accommodation on the ground floor comprises vestibule, lounge and kitchen. On the first floor there are two bedrooms and a bathroom.

There is an enclosed garden to the front of the property which is mainly laid to lawn and the rear garden has been laid out with a decking area and artificial grass for low maintenance.

Culloden shopping centre has a doctors' surgery, chemist, convenience store, post office, butchers and hairdressers. There is also a library nearby.

Primary pupils attend Duncan Forbes Primary School and secondary pupils attend Culloden Academy, which benefits from a community leisure complex with a swimming pool.

A regular bus service runs to and from Inverness Retail Park and Inverness City Centre where an extensive range of retail, leisure and business facilities can be found. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Vestibule

3'11" x 4'0" (1.21m x 1.23m)

Window to side. Laminate flooring. Door to lounge.

Lounge

11'8" x 15'11" (3.57m x 4.87m)

Window to front. Electric fire with fire surround and slate hearth. Smoke alarm. Laminate flooring.

Kitchen

11'6" x 8'2" (3.53m x 2.49m)

Window and door to rear. Wall and base units with worktop and tiling. Stainless steel 1 ½ bowl sink with left hand drainer. AEG electric cooker with double oven and induction hob. Extractor. Bosch dishwasher. Hotpoint washing machine. Spotlights. Tiled flooring.

First floor landing

7'8" x 3'0" (2.35m x 0.93m)

Doors to two bedrooms and bathroom. Hatch to roof space. Smoke alarm. Spotlights.

Bedroom 1

11'8" x 8'5" (3.57m x 2.57m)

Window to rear. Storage cupboard housing the water tank. Smoke alarm. Carpet.

Bathroom

8'5" x 4'6" (2.58m x 1.39m)

White WC and pedestal wash hand basin with tiled splash back. Mirror and extendable swivel mirror. Wall cabinet. Towel ring and towel rail. Bath with shower mixer tap. Electric Triton T80 Easi Fit + above bath, tiling and shower curtain. Feature tongue and groove panelling to half height on one wall. Winterwarm wall heater. Extractor. Vinyl flooring.

Bedroom 2

8'0" x 11'8" (2.46m x 3.57m)

Window to front. Laminate flooring.

Outbuildings

Garden shed

Garden ground

The enclosed front garden is mainly laid to lawn with a paved path leading up to the front door and a patio area.

The enclosed rear garden has artificial grass for low maintenance and a decking area.

Extras

All fitted floor coverings, curtains, blinds, dishwasher and washing machine are included in the sale price.

Heating and glazing

Electric heating and double glazing.

Services

Mains electricity, water and drainage.

EPC Rating D

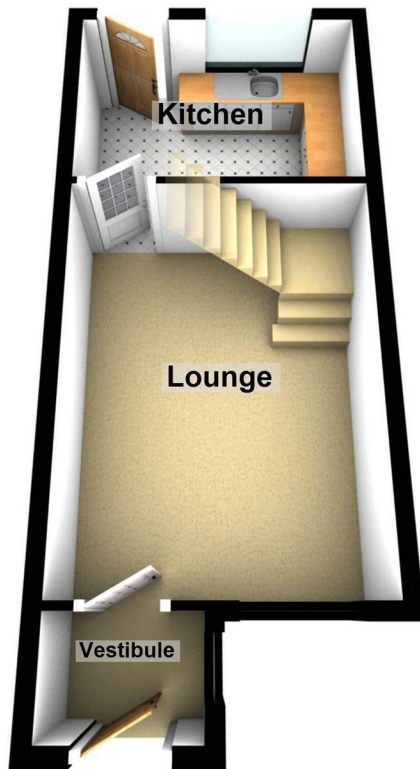
Council Tax Band B



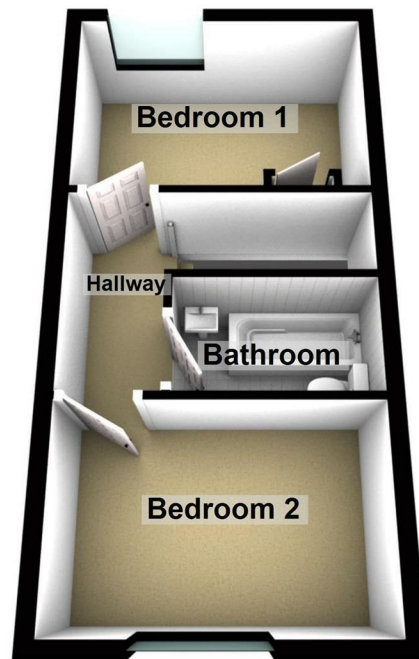




Ground Floor



First Floor



This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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