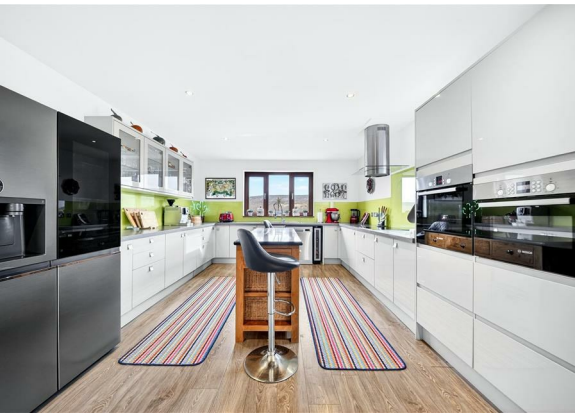
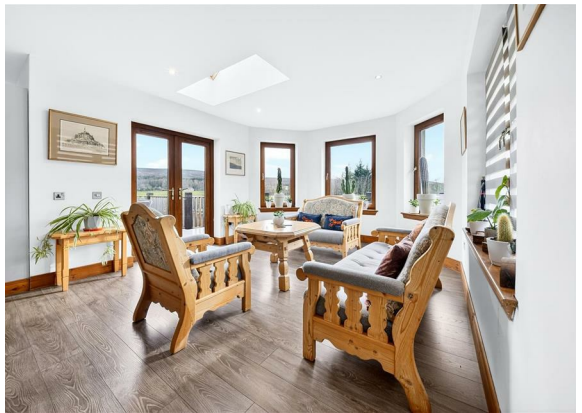


Doura Lodge Little Cantray, Culloden Moor, Inverness, IV2 5EY

Offers Over £720,000







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- Split-level home on about half an acre, with a balcony looking out to Culloden Viaduct
- Large open-plan kitchen/diner/family room opening onto the balcony
- Spacious lounge with log burner, plus a separate study for home working
- Five bedrooms, all with built-in wardrobes and open countryside views
- Three en-suites, plus a separate shower room and two WCs
- Air source heat pump, underfloor heating and solar panels for lower running costs
- Two double garages, two driveways and a studio/gym
- Large craft room, utility room and generous storage on both floors
- Peaceful setting in Culloden Moor, near Culloden Academy, the A96 and 15 minutes from the airport

Set within approximately half an acre in a peaceful setting near Inverness, Doura Lodge is an impressive and highly flexible split level home offering generous living space and beautiful views across the surrounding countryside. The thoughtful layout allows the property to adapt easily to a variety of lifestyles and family needs. The home benefits from double glazing throughout, air source heat pump with underfloor central heating, and solar panels, ensuring excellent energy efficiency, enhanced comfort, and reduced running costs.

The upper level forms the heart of the home, featuring a large, welcoming lounge with a cosy log burner, perfect for relaxing evenings. This level flows into a bright open plan kitchen and dining area, which connects to a family room ideal for everyday living and entertaining. The family area opens onto a balcony, providing an excellent space for outdoor dining and enjoying the surrounding scenery, with breathtaking views towards the Culloden Viaduct creating a striking backdrop. A separate study on this floor provides a quiet workspace or home office. Also on the upper level is a bedroom with an en-suite, along with a separate WC. A large hall cupboard provides useful storage.

The lower level comprises three double bedrooms and a further single bedroom. All bedrooms are fitted with built in wardrobes, and two of the double bedrooms benefit from ensuite bathrooms. One of the double bedrooms features patio doors opening directly onto a decking area, creating a pleasant connection to the outdoors and a lovely spot to enjoy the surrounding countryside. All bedrooms enjoy open views, adding to the sense of privacy and tranquillity. This level also includes a utility room, a separate shower room, and an additional WC. A large craft room offers flexible space suitable for a variety of uses such as crafts, a workshop, a studio, or additional storage. A further large hall cupboard provides excellent additional storage on this floor.

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Location: Doura Lodge is located at Little Cantray, within the popular Culloden Moor area of Inverness. Culloden benefits from a full range of amenities at Culloden Shopping Centre, including a doctor's surgery, chemist, general store, butcher and hairdresser. Primary schooling is available nearby at Duncan Forbes Primary School, with secondary education provided at Culloden Academy, which also offers a community leisure centre and swimming pool. The property is conveniently placed for Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the Inverness UHI campus. There is a regular bus service nearby providing transport into Inverness city centre, and the airport is approximately a 15-minute drive away. For those who enjoy the outdoors, Culloden Forest Walk and the Culloden Moor Visitor Centre are close at hand. There is easy access to the A96, making the property well suited for commuting to both Inverness and Nairn. Inverness itself offers an extensive choice of shopping, leisure and recreational facilities associated with city living, and benefits from excellent road and rail links as well as an international airport.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include oven, combination oven, hob and extractor fan.

Services: Electricity, air source heating, solar panels, under floor heating water and septic tank drainage. Telephone and fibre broadband.

Council Tax: Band G

Tenure: Freehold

Floor area: 280m2

Entry: By mutual agreement.

Lounge
16'11" x 20'11" (5.18 x 6.40)

Kitchen/Diner
26'9" x 29'6" (8.17 x 9.00)

Principal Bedroom
12'3" x 22'6" (3.74 x 6.88)

Ensuite
8'4" x 8'0" (2.55 x 2.44)

WC
3'9" x 7'11" (1.15 x 2.43)

Utility Room
12'0" x 9'2" (3.68 x 2.80)

Bedroom 2
12'3" x 14'11" (3.74 x 4.57)

Ensuite 2
8'4" x 7'5" (2.55 x 2.27)

WC
9'3" x 3'5" (2.84 x 1.06)

Bedroom 3
12'2" x 15'3" (3.71 x 4.66)

Ensuite 3
5'11" x 11'11" (1.82 x 3.65)

Bedroom 4
12'11" x 13'11" (3.95 x 4.26)

Bedroom 5
12'4" x 15'3" (3.76 x 4.66)

Bedroom/Study
8'11" x 11'2" (2.72 x 3.41)

Shower Room
3'11" x 9'6" (1.20 x 2.92)

Hobby Room
16'4" x 8'9" (4.99 x 2.69)













Viewing: Don’t delay – get in touch with Tailormade Moves today to arrange a viewing

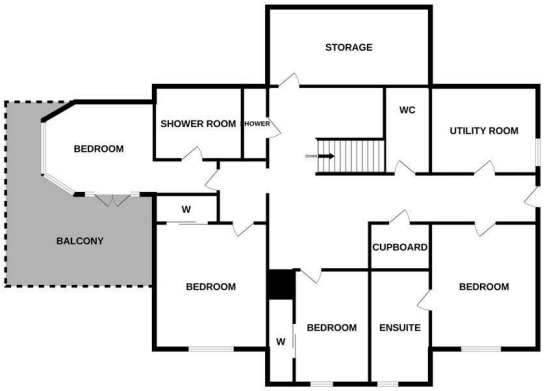
The Greenhouse
Beechwood Business Park
Inverness
Highland

E: info@tailormademoves.co.
T: 01463 233218

GROUND FLOOR



1ST FLOOR



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