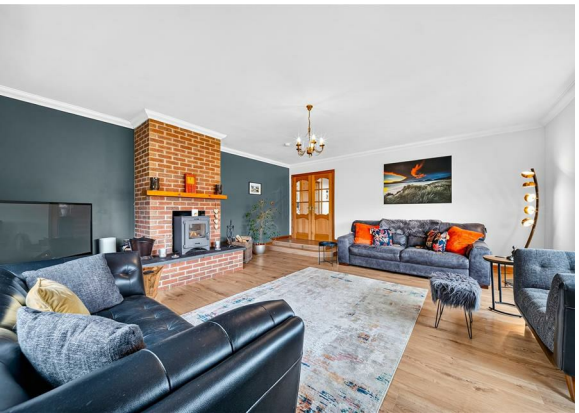


14 Brookfield, Culloden Moor, Inverness, IV2 5GL

Offers Over £565,000







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- Beautifully presented detached family home
- Lounge, open plan kitchen/diner/family room, utility, WC
- Desirable and peaceful semi-rural location
- Integrated garage, drive for 4 cars, large, level gardens
- 5 bedrooms, en-suite, shower room, family bathroom
- EPC Band C









A fantastic opportunity to acquire this beautiful, spacious and versatile detached family home, situated within the sought after Brookfield development at Culloden Moor. Set on a substantial plot of approximately 0.25 of an acre, the property offers an impressive sense of space both inside and out, making it an ideal setting for relaxed family living. This lovely home offers well proportioned accommodation throughout, with a welcoming hallway setting the tone from the moment you step inside. Bright, open hallways on both levels create a lovely sense of space, giving the home an easy, relaxed flow. The large lounge features dual aspect windows and a log burner that brings warmth and character to the room. At the heart of the home, the open plan kitchen/diner/family room is perfect for everyday living and entertaining, with French doors opening onto the rear garden. The modern kitchen combines style and practicality, featuring a generous pantry cupboard, a central island for casual dining, a Rangemaster cooker, integrated appliances including a fridge/freezer and dishwasher, along with an instant hot water tap. The practical utility room adds further convenience, with worktop space, a washing machine and space for a tumble dryer and a door giving direct access to the integral garage. A separate WC sits just off the utility, providing an ideal layout for everyday family living. The ground floor has three generous bedrooms, all with fitted wardrobes, one benefiting from an en suite shower room. Completing this this floor is the family bathroom, as well as two large hall cupboards, perfect for additional storage. Upstairs are two additional bedrooms, one of which has a dressing area. The other is currently used as an inviting sitting room, enjoying front facing windows that bring in plenty of natural light - perfect as a quiet retreat. A modern shower room completes the upper floor, making this level ideal for guests, older children or multi generational living.

Outside, the property boasts easy to maintain front and rear gardens along with a driveway for several cars leading to the single garage. Further benefits include oil central heating and double glazing throughout.

Location: The property is located in the quiet residential estate of Brookfield in the popular Culloden Moor area of Inverness. The area is serviced by a full range of amenities at nearby Culloden Shopping Centre including doctor's surgery, chemist, general store, butcher and hairdressers. There is both primary schooling nearby Balloch primary school and secondary education provided at Culloden Academy, which also has a community leisure centre and swimming pool on site. There is also a large field originally set aside by the seller for Brookfield residents behind the development, this has a football pitch and the field is maintained by Highland Council.
There is also a bar restaurant "The Keppoch" within easy walking distance.
It is within close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the Inverness UHI campus. There is a regular bus service into the centre routed nearby. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are very nearby. There is easy access to the A96 and A9, the property is within commuting distance to Inverness or Nairn. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include fridge/freezer, dishwasher and instant hot water tap. Free standing Rangemaster cooker and washing machine.

SERVICES: Oil central heating, electricity, water and drainage. Telephone and fibre broadband.

COUNCIL TAX: Band F

TENURE: Freehold.

FLOOR AREA: 280m2

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge
19'3" x 17'7" (5.88 x 5.36)

Kitchen/Diner/Family Room
19'10" x 30'2" (6.06 x 9.22)

Bedroom 1
14'3" x 12'8" (4.36 x 3.87)

Ensuite
9'6" x 4'3" (2.91 x 1.30)

Bedroom 2
10'0" x 11'7" (3.07 x 3.55)

Bedroom 3
11'7" x 16'2" (3.55 x 4.93)

Bathroom
8'10" x 6'0" (2.70 x 1.85)

Bedroom 4
14'11" x 20'6" (4.55 x 6.25)

Upstairs Lounge/Bedroom 5
20'6" x 13'9" (6.25 x 4.20)

Shower Room
12'5" x 7'4" (3.80 x 2.25)

Utility
8'2" x 5'10" (2.49 x 1.80)

WC
6'0" x 2'9" (1.84 x 0.85)













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