



PAUL COUTTS POWERED BY exp TM UK

@ paul.coutts@exp.uk.com

🌐 paulcoutts.exp.uk.com

☎ 07877 926 722

22 Cradlehall Park, Inverness, IV2 5BZ OFFERS OVER £235,000

- DETACHED BUNGALOW
- GENEROUS GARDEN GROUNDS
- LOCATED ON QUIET CUL-DE-SAC
- SOUGHT AFTER RESIDENTIAL AREA
- BRIGHT AND SPACIOUS ACCOMMODATION
- THREE DOUBLE BEDROOMS
- AMPLE OFF STREET PARKING
- DETACHED GARAGE





eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.
Registered company number is 12016573. VAT Registration Number is 327 4120 29

This three bedroom detached bungalow enjoys an ideal position on a quiet cul-de-sac in the popular area of Cradlehall. Boasting large garden grounds and a detached garage, viewing comes highly recommended for this property which would be ideal for a variety of buyers.

LOCATION:- Cradlehall is convenient for a range of amenities including schooling, Police Headquarters, Raigmore Hospital, Inverness UHI Campus and the retail units/supermarkets at both Inshes Retail Park and Eastfield Retail Park. More locally at Cradlehall Court, there is a convenience store, pharmacy, bakery, dentist, nursery, Indian restaurant/takeaway and hairdresser/beauticians.

GARDENS:- A large area of lawn extends to the front, side and rear of this property. There is a variety of plants, shrubs and trees within this garden which also has a paved patio area which is ideal for outdoor entertaining. A lengthy driveway offers ample off-street parking for numerous vehicles and also proceeds to the detached garage.

ENTRANCE HALL:- The wide and welcoming entrance hall offers access to the lounge, kitchen, family bathroom and three bedrooms. The L-shaped hallway benefits from three deep integrated cupboards offering ample storage space together with a loft space accessed via a ceiling hatch.

LOUNGE (4.72m x 4.80m):- This generously proportioned, dual aspect room benefits from a generous degree of natural light. The lounge is open plan from and steps up to the dining room.

DINING ROOM (3.11m x 2.68m):- The bright and spacious dining room offers space for large dining furniture and provides access to the kitchen.

KITCHEN (3.55m x 3.11m):- The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, integrated oven/grill, hob and extractor hood. The kitchen offers space for appliances and provides access to the hall and rear garden.

FAMILY BATHROOM (2.71m x 1.95m):- The bathroom is furnished with a WC, wash hand basin, bath with electric shower, wall mounted mirror, shaving point/light and extractor fan.

BEDROOM ONE (4.06m x 3.06m):- This well-proportioned double bedroom benefits from an ample degree of natural light boasts two integrated wardrobes.

BEDROOM TWO (3.67m x 2.83m):- The second bedroom is another comfortably proportioned double bedroom which offers a bright and private outlook to the rear garden and also benefits from two integrated wardrobes.

BEDROOM THREE (3.19m x 2.74m):- This spacious and bright double bedroom benefits from an integrated wardrobe.

EXTRAS INCLUDED:-All fitted carpets, floor coverings, window fittings, light fixtures. and kitchen appliances.

SERVICES:- Mains water, drainage, gas, electricity, television and telephone points.

“SOLD AS SEEN

Vetting Caveat

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose, bidders must submit with their offer the following information to allow a vetting check to be completed:-

- (a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or
- (b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or
- (c) where the bidder is a company ,a copy of the Certificate of Incorporation of the Company and ,in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase.

Failure to provide the information required and the signed Declaration may result in an offer not being considered”

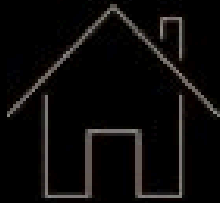
PAUL COUTTS

POWERED BY
exp UK

FOR SALE

01463 224802 / 07877926722

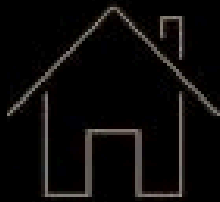
paul.coutts@exp.uk.com



Comprehensive, modern marketing



Round the clock service



Simple and easy to understand fee



Genuine local knowledge and vast
experience