



**Thorntons**   
The right way to move

6 Scalpay Place, Stratton,  
Inverness IV2 7AX







## Summary

Fantastic detached property is situated in the modern development of Culloden West, Inverness. Built by Barratt homes to their 'Fenton' design the property is spread over two floors with neutral decor and well appointed accommodation making this ideal for young families or professional couples alike. The accommodation consists of lounge, kitchen/diner, utility room and WC on the ground floor. Upstairs there are 4 double bedrooms, master ensuite and the family bathroom. There is ample storage throughout the property including an attached garage with power and lights. The rear garden is fully enclosed and laid to lawn and the front has a drive with parking for two vehicles.

## Features

- Immaculate 4 bedroom detached villa
- Located in modern Culloden West development
- Ideal for young families and couples alike
- Lounge, Kitchen/Diner
- Master en-suite, bathroom, utility, WC
- Floor area 104m<sup>2</sup>
- PV solar panels
- Enclosed garden to rear
- Garage and drive
- EPC - B; Council tax - band E

## Room Measurements

Lounge: 3.52m x 4.49m (11' 7" x 14' 9")

Kitchen/Diner: 4.65m x 3.28m (15' 3" x 10' 9")

Master Bedroom: 3.12m x 3.98m (10' 3" x 13' 1")

En-Suite: 1.31m x 2.27m (3' 8" x 7' 6")

Bedroom 2: 2.82m x 4.07m (9' 3" x 13' 4")

Bedroom 3: 2.92m x 3.72m (9' 7" x 12' 3")

Bedroom 4: 2.42m x 3.82m (8' 0" x 12' 7")

Bathroom: 2.31m x 2.03m (7' 7" x 6' 8")

Utility Room: 1.78m x 2.14m (5' 10" x 7' 0")

WC: 0.92m x 2.14m (3' 1" x 7' 0")

Garage: 2.78m x 5.57m (9' 2" x 18' 4")

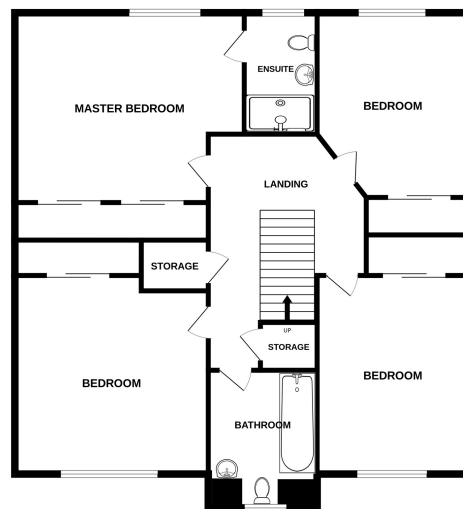
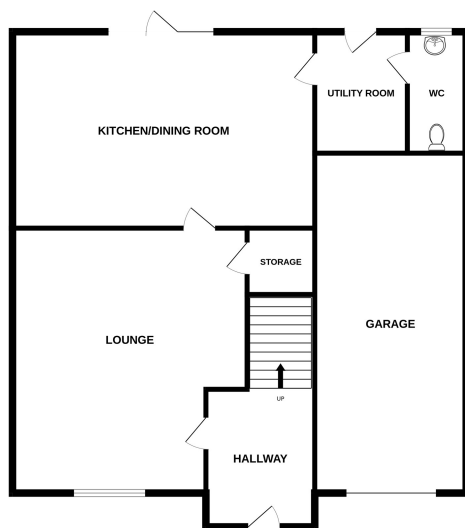




# Floorplan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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