



Culloden Court, Inverness, IV2 7DX

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- Set Within Quiet Culloden Cul-De-Sac
- Flexible Ground Floor Office Or Cosy Snug
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- One Bedroom With Walk-In Dressing Room
- Timber Garden Shed & Off-Street Parking
- Large Bright Sitting Room With Fireplace
- Kitchen With Belfast Sink & Range Cooker
- Two Good Sized Double Bedrooms
- Rear Garden Lawn With Shrubs And Trees
- Close to Shops And Amenities

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Set within a quiet cul-de-sac in Culloden, 28 Culloden Court is a spacious end terrace home. Its corner plot position brings the benefit of larger outdoor spaces, while inside the rooms are generous and adaptable, offering scope to suit a variety of lifestyles.

The entrance porch offers shelter from the elements before stepping into the hall, where neutral finishes set the tone for the rest of the home. From here, you enter the main sitting room, a wonderfully large space with cream painted walls, elegant white corning and a wide window to the front that fills the room with light. A decorative fireplace with wooden surround and electric fire inset creates a focal point, while the proportions provide lots of space for sofas and furniture, making this a natural gathering place.

Just off the sitting room lies a smaller study or office. With a window bringing in daylight and clean neutral walls, this is a versatile room that can serve as a home office, gaming room, library or even a child's playroom. Its position off the main lounge makes it both private yet connected.

To the rear, the kitchen and dining area forms the heart of the home. A generous room with cream-coloured cabinets, wooden worktops and a traditional Belfast sink. A cream range cooker stands proudly as a centrepiece, complemented by a decorative fire on the opposite wall that adds further charm. Red tiling above the worktops provides a touch of colour, while the room's size allows for a dining table and even a small sofa, making this a true hub for everyday living.

The ground floor bathroom is well arranged, with a full-length bath and a separate shower cubicle, offering flexibility for both quick showers and longer soaks. Decorative tiling lines the lower half of the walls, with light paintwork above keeping the room bright. A frosted window ensures natural light without compromising privacy, and there is ample floor space for ease of use.

Upstairs, two double bedrooms offer comfort and versatility. The first is a bright, neutral space with a dormer window, built-in storage nooks and a generous adjoining dressing room. With mirrored wardrobes and additional space for furniture or even another bed, this versatile room could equally serve as a walk-in wardrobe, home office or guest space.

The second double bedroom, finished in calming tones, benefits from built-in cupboards, a rooflight window, grey carpet and plenty of space for furniture.

Outside, the home sits on a corner plot with enclosed gardens to the front and rear. The rear garden combines lawn with mature shrubs and trees, offering both greenery and privacy, while paved paths and seating areas provide practical low maintenance options for outdoor enjoyment. A timber shed adds storage for tools or garden equipment. Off street parking lies to the side, while additional communal car parking is available within the development.

With a generous sitting room, a kitchen full of character and two double bedrooms, 28 Culloden Court presents an appealing opportunity in a sought after Inverness setting.

About Culloden

Culloden, a historic village located just a few miles east of Inverness, is well known for the famous Battle of Culloden in 1746. The village is home to the Culloden Battlefield and Visitor Centre, making it a destination for history enthusiasts. Despite its historical significance, Culloden provides a peaceful and family-friendly atmosphere, ideal for those looking to settle in a quiet yet well-connected location.

The village boasts a range of local conveniences, including shops, cafes and healthcare facilities, while Inverness, just a short drive away, offers larger supermarkets, shopping centres and entertainment options. Culloden has well-regarded schools, including Culloden Academy for secondary education, and local primary schools serving younger children, making it an attractive choice for families.

Culloden enjoys excellent transport links, with regular bus services to Inverness and easy access to the A96, connecting residents to Inverness Airport and the wider region. The area also offers abundant outdoor activities, with scenic walking routes, parks and the nearby Moray Firth for coastal exploration.

With its strong sense of community, historical charm and proximity to Inverness, Culloden is a desirable location for those looking to buy property in the Highlands, offering both tranquillity and convenience.



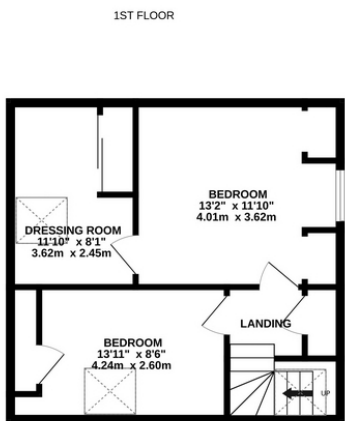
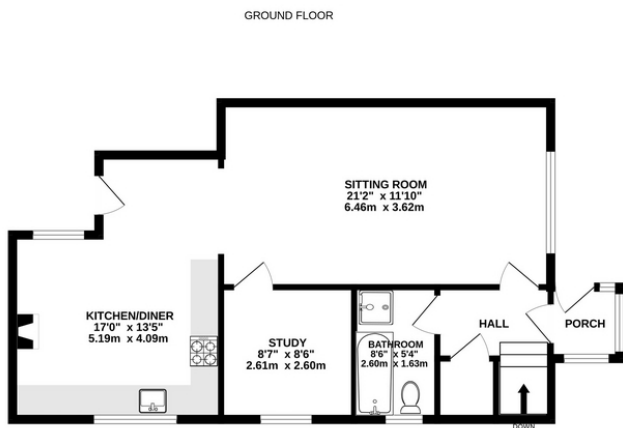


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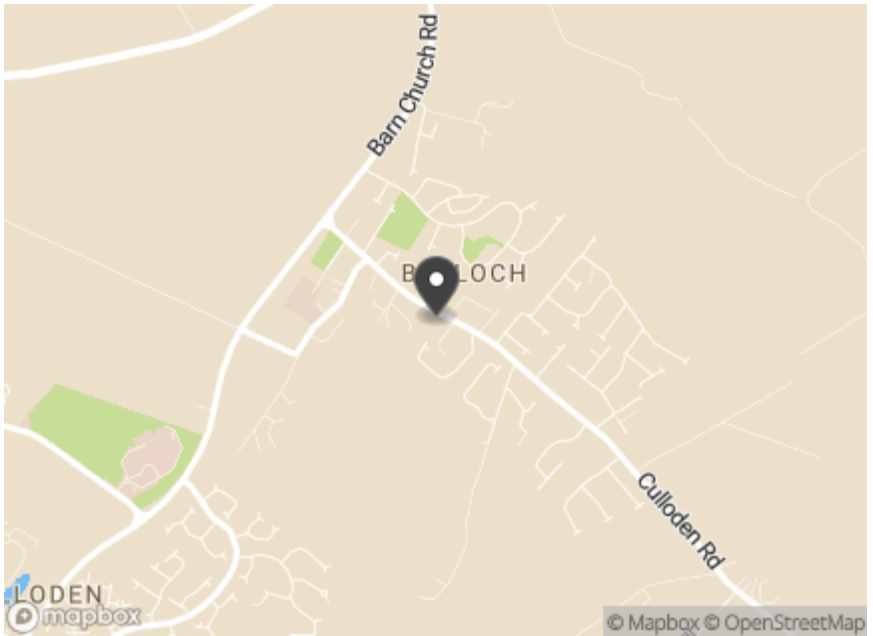




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	77	80
England, Scotland & Wales		EU Directive 2002/91/EC



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