



Morning Field Drive, Inverness, IV2 6AY

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- Second Double Bedroom With Fitted Wardrobe
- Third Bedroom With Electric Fire Feature
- Modern Bathroom With Shower Over Bath
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35 Morning Field Drive sits in a quiet spot within the popular Culduthel area of Inverness. It's a modern semi-detached home that is easy to fall in love with, modern, practical and clearly cared for. The front garden is simple to maintain, with a short path leading to the entrance and a driveway alongside that leads to the integral garage. It's the kind of place that instantly feels homely, with everything close at hand and Inverness centre just a short drive away.

Stepping inside, the entrance vestibule instantly lifts the mood with its splash of colour and clever use of space. Bright walls bring a cheerful energy as soon as you come through the door, and is a great place to keep coats, shoes and everyday bits neatly organised. A glazed door leads through to the main hallway, giving you the first hint of the home's warm, welcoming style.

The living room has a relaxed feel with soft white walls and a feature wall patterned in a subtle leafy design that adds a touch of character. A modern electric fire with a chunky white surround creates a natural focal point, perfect for cosy evenings in. A radiator on the inner wall helps to keep the room comfortably heated, while the large window lets in plenty of natural daylight. The wooden flooring adds warmth underfoot and continues through to the dining area, tying the two spaces together beautifully.

The dining room continues the same relaxed feel with soft white walls and a matching leafy wallpaper feature wall. It's a good size space with room for a family dining table and chairs. French doors open directly to the covered timber seating area, making it perfect for mealtimes that spill outdoors on warmer days. With its enclosed sides and clear roof panels, it's a sheltered spot that feels private yet airy. It connects beautifully with the dining room, giving the home an easy flow that works year-round.

The kitchen feels bright, blending soft green walls with grey cabinets for a fresh, modern look. The wooden laminate worktops and matching splashbacks tie everything together beautifully. A modern flexi-hose tap is fixed over the sink that sits beneath a wide window filling the room with light. There's a built-in electric oven on one run of cabinets with a sleek ceramic hob on another. An integrated microwave is neatly fitted into another wall unit to the side. The washing machine and fridge freezer fit seamlessly into the layout, keeping everything practical and tidy. Under cabinet lighting softly highlights the work surfaces, while patterned flooring adds a stylish touch that completes this welcoming space.

Completing the ground floor is a neatly designed WC, a practical addition that makes everyday living that bit easier. Finished in a blue-green shade, it includes a modern white toilet and a wall mounted basin with a mosaic tiled splashback above.

A carpeted staircase curves gently upward to the first floor, where the layout opens to reveal the family bathroom and three inviting bedrooms.

The master bedroom feels instantly relaxing. A wide window lets the light pour in and the soft neutral walls make the space feel fresh and open. There's plenty of storage thanks to the full width mirrored wardrobes, which also help reflect the light around the room. The en-suite is smartly finished with a wood effect fitted unit and matching panels inside the shower enclosure, giving the room that touch of comfort and convenience that makes everyday life easier.

The second bedroom is a good sized double with a clean, simple look. Windows bring in plenty of daylight and there's built-in mirrored wardrobes to keep things tidy. It's a comfortable bedroom ready for use as a main bedroom, guest room or a calm space to relax at the end of the day.

The third bedroom is smaller but still practical, with space for a single bed or desk setup. It's currently fitted with an electric fire and surround, adding a cosy touch that makes it feel more like a second living area or snug. It would also work well as a home office or hobby room, depending on your needs.

The family bathroom is smart and modern, finished with deep brown wall tiles and a decorative mosaic border that adds a bit of warmth and contrast. It includes a white suite with a bath, overhead shower and folding glass screen, along with fitted wood effect storage around the basin to keep everything neatly in place. A frosted window brings in light while maintaining privacy, creating a tidy, practical space that feels calm and contemporary.

The gardens are neat, enclosed and easy to look after, with a mix of paving and grass creating a straightforward outdoor space that works well for day to day life. The fenced boundaries give privacy, while the paved patio area is ideal for seating or a barbecue. There's also a simple front garden and driveway leading to the garage, keeping everything tidy and practical from the moment you arrive.







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 91 m<sup>2</sup>



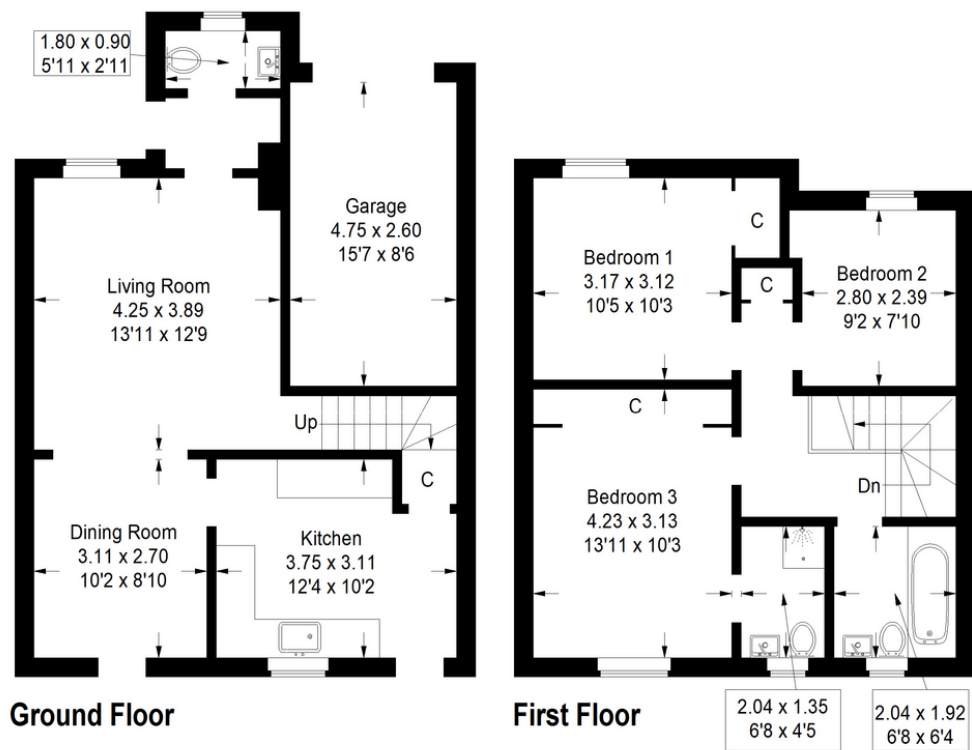
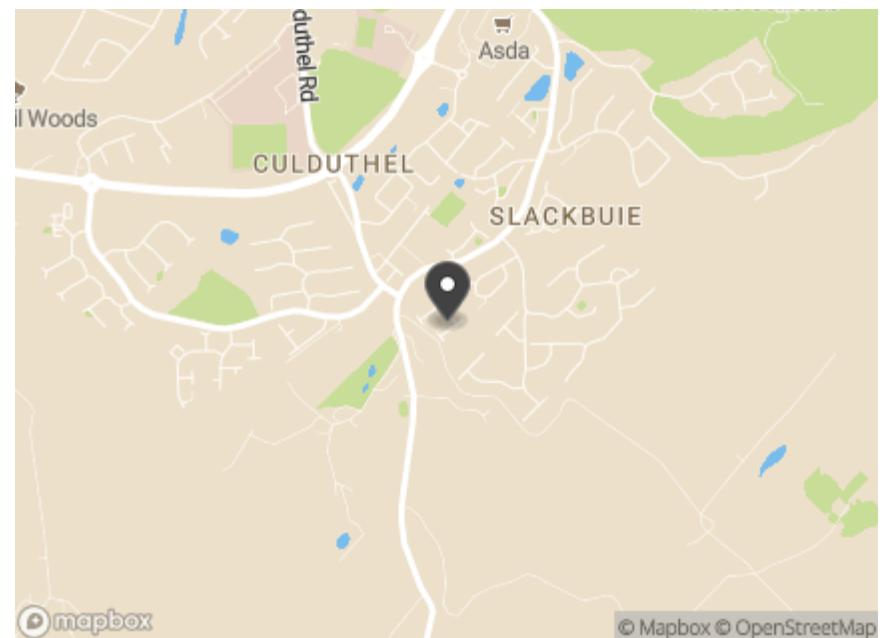


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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92+) <b>A</b>                              |         |           | (92+) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               | 80      | 81        |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| England, Scotland & Wales                   |         |           | England, Scotland & Wales                      |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |



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