















Aspen Place, Culloden, Inverness, IV2

Offers Over: £137,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: B
EPC Rating: D

The Property
This well presented two bedroom flat located in the popular Culloden area of Inverness offers bright spacious accommodation ideal for first time buyers, small families or investors. The property benefits from a practical layout with all rooms easily accessed from the central hallway creating a comfortable and functional living space.

The highlight of the home is the generous lounge filled with natural light and offering ample space for both relaxing and dining. A separate kitchen provides excellent storage and workspace while the bathroom is well appointed and functional.

The property enjoys an enclosed rear garden offering a private and low-maintenance outdoor area perfect for relaxing or entertaining.

With local amenities, schools and transport links all within easy reach this is a fantastic opportunity to secure a home in a convenient and well connected location.

Hallway
Welcoming entrance hallway providing access to all accommodation.

Lounge
11'8" x 15'8" (3.56m x 4.78m)
Bright and spacious main living area with plenty of room for lounge and dining furniture.

Kitchen
8'2" x 9'9" (2.5m x 2.97m)
Well equipped kitchen with ample storage units and worktop space ideal for everyday cooking.

Bathroom
6'4" x 6'2" (1.93m x 1.88m)
A well appointed bathroom fitted with a bath featuring a mains operated shower and glass shower screen, complemented by a wash hand basin and WC creating a practical and functional space.

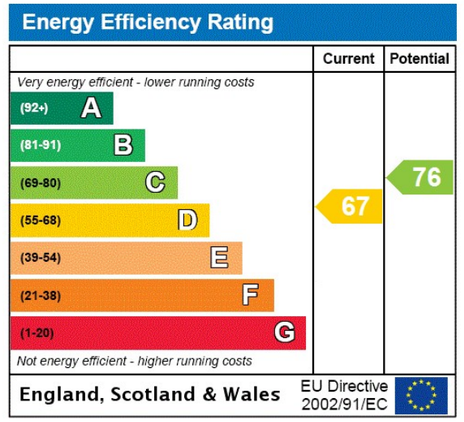
Bedroom 1
8'10" x 11'5" (2.7m x 3.48m)
A well proportioned double bedroom, boasting built in triple wardrobes. The room benefits from excellent floor space to accommodate a double bed along with additional bedroom furniture such as a chest of drawers and bedside units. A large window allows for plenty of natural light creating a bright and airy feel throughout.

Bedroom 2
8'9" x 9'9" (2.67m x 2.97m)
A well proportioned and flexible second bedroom, benefiting from built in triple wardrobes, offering a bright and comfortable space suitable for a variety of uses making it ideal as a guest bedroom, child's room or a practical home office.

Garden and Location
The property benefits from an enclosed rear garden offering a private and low maintenance outdoor space perfect for enjoying the outdoors without extensive upkeep. Culloden is a highly sought after residential area on the outskirts of Inverness renowned for its strong community spirit and excellent range of local amenities. The area offers easy access to supermarkets, local shops, primary and secondary schools and leisure facilities making it particularly popular with families and professionals.Steeped in history and close to the famous Culloden Battlefield the area combines a peaceful setting with everyday convenience. Inverness city centre is just a short drive away, offering a wide selection of retail, dining and entertainment options. Excellent transport links including regular bus services and nearby road connections ensure straightforward access across the city and to surrounding areas making Culloden a practical and desirable place to call home.

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All Measurements are Approximate.
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Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



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