Harper Macleod LLP
Estate Agents & Solicitors

1 Blackwell Avenue, Culloden, Inverness IV2 7DY

Fixed price £170,000

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1 Blackwell Avenue

Culloden, Inverness, IV2 7DY

Desirable two bedroom two storey semi-detached home with driveway and garden ground situated in the popular Culloden area approximately 5 miles east of Inverness.

The property is in walk-in condition and well laid out to provide comfortable living accommodation which comprises an entrance vestibule, lounge, kitchen, two bedrooms and bathroom.

Entrance vestibule
3'8" x 4'1" (1.12m x 1.27m)

Lounge
18'0" x 12'9" (5.50m x 3.91m)

Kitchen
8'3" x 12'9" (2.54m x 3.89m)

First floor landing
5'7" x 5'10" at widest point (1.72m x 1.79m at widest point)

Bathroom
6'2" x 5'5" (1.90m x 1.67m)

Bedroom 1
12'9" x 8'2" (3.90m x 2.51m)

Bedroom 2
8'4" x 12'9" (2.55m x 3.90m)

Outbuildings

Garden ground

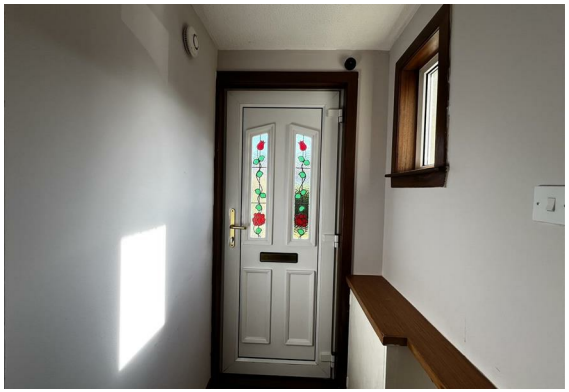
Extras

Heating and glazing

Services

EPC Rating C

Council Tax Band C



Culloden shopping centre is within walking distance and has a doctor's surgery, chemist, convenience store with post office, butchers and hairdressers.

Culloden also benefits from a community leisure complex based within Culloden Academy. Primary school children attend Duncan Forbes Primary School. This property is also within cycling distance of the Inverness Campus of the UHI.

A regular bus service runs to and from Inverness City centre where an extensive range of retail, leisure and business facilities can be found. Inverness also offers excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Accommodation:

Entrance vestibule 1.12m x 1.27m

Window to side. Cupboard housing electrics with shelf above. Smoke alarm. Laminate flooring.

Lounge 5.50m x 3.91m

Window to front. Doors to vestibule and kitchen. Staircase to first floor. T.V. point. Under stairs storage cupboard. Laminate flooring.

Kitchen 2.54m x 3.89m

Window and door to rear. Wall and base units with worktop and tiling 1 ½ bowl stainless steel sink. Integrated gas hob, double electric oven and extractor. Hotpoint washing machine. Fridgemaster fridge/freezer. Wall mounted Ideal combi boiler. Spotlights. Tiled flooring.

First floor landing 1.72m x 1.79m at widest point

Doors to two bedrooms and bathroom. Walk-in storage cupboard. Hatch to roof space. Carpet.

Bathroom 1.90m x 1.67m

Window to front. White WC and pedestal wash hand basin. Bath with Calypso Plus Newlec electric shower above and curtain rail. Tiling to walls around bath, WC and wash hand basin. Vinyl flooring.

Bedroom 1 3.90m x 2.51m

Two windows to front. Carpet.

Bedroom 2 2.55m x 3.90m

Window to rear. Built-in double mirrored wardrobe. Wall mirror. Tel point. Carpet.

Outbuildings

Garden shed

Garden ground

The front garden is laid to lawn and is partially enclosed by a hedge.

There is a driveway to the side of the property and a paved path leading up to the front door and the rear garden.

The enclosed rear garden is mainly laid to lawn with a patio area and rotary clothes dryer.

Extras

All fitted floor coverings, curtains, blinds, washing machine and fridge/freezer are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

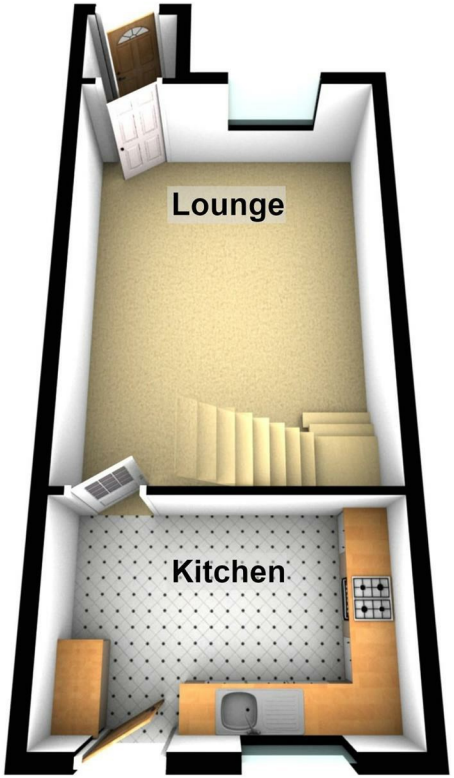
EPC Rating C

Council Tax Band C

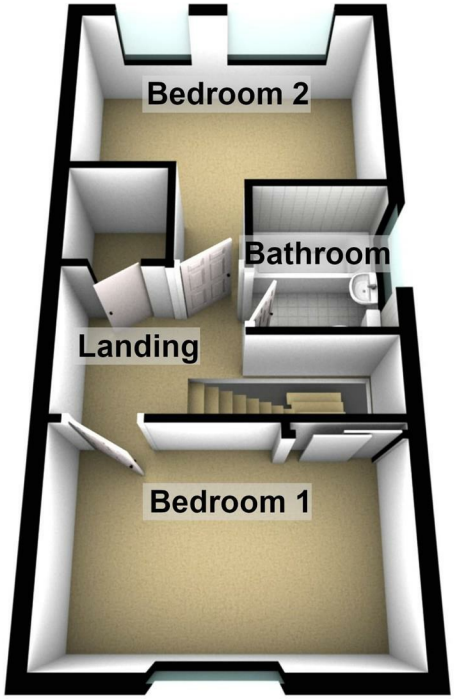
Viewings

For further information and an appointment to view please telephone Harper Macleod LLP on 01463 795006

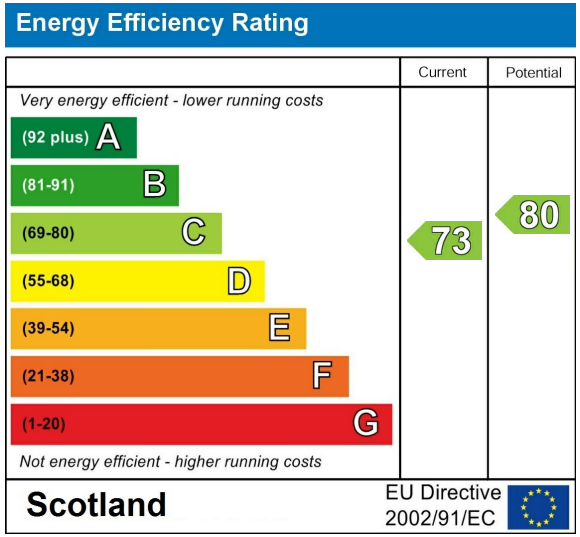
Ground Floor

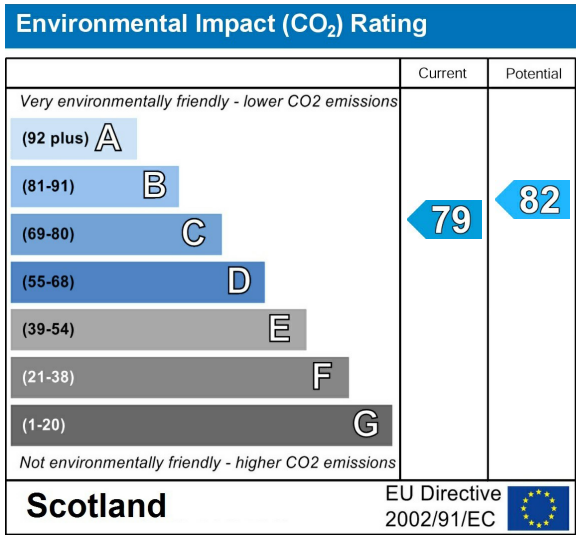


First Floor



Energy Efficiency Graph





Viewing

Please contact our Inverness Office on 01463 795 006
if you wish to arrange a viewing appointment for this property or require further information.

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