



Innes & Mackay

## 27 BLACKWELL COURT, CULLODEN, INVERNESS IV2 7AR

- ONE BEDROOM GROUND FLOOR FLAT LOCATED IN THE POPULAR CULLODEN DISTRICT OF INVERNESS
- IDEAL FOR FIRST TIME BUYER OF BUY TO LET INVESTOR
- LOCATED CLOSE TO AMENITIES
- NEW CARPET FITTED IN LOUNGE AND BEDROOM
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING

**FIXED PRICE**

**£102,500**



## PROPERTY DESCRIPTION

This one bedroom ground floor flat is located in the popular residential area of Culloden, close to local amenities. Decorated in neutral tones throughout, this property benefits from an enclosed rear garden, double glazing and allocated parking. This property would be ideal for a first time buyer or buy to let investor.

## LOCATION

Culloden is a popular residential area and is well served by local amenities nearby at Culloden village including shops, chemist, doctor's surgery and Post Office. There is also a regular bus service to from the city centre and primary and secondary schooling can be found nearby which also benefits from a swimming pool and recreational facilities.

## GARDEN

The rear garden is accessed via the kitchen. The garden is enclosed by timber fencing and has an area laid to lawn. There is a small patio area and a timber shed with power.

## ENTRANCE

The front door opens into the entrance archway, which is open to the lounge. This area is laid with carpet.

## LOUNGE

4.62m x 3.27m (15'1" x 10'8")

The lounge is laid with carpet and benefits from a good degree of natural light, courtesy of a large window to the front elevation. Access is provided to the hall.

## HALL

The hall is laid with laminate and provides access to the kitchen, bathroom and bedroom. There are two storage cupboards, one of which houses the water tank.

## KITCHEN

3.40m x 1.77m (11'1" x 5'9")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, oven and washing machine. Access is provided to the rear garden. Tiled flooring completes this room.

## BEDROOM

3.40m x 2.64m (11'1" x 8'7")

This bright and comfortable double room is laid with carpet and benefits from a double integral wardrobe with mirrored sliding doors.

## BATHROOM

1.93m x 1.67m (6'3" x 5'5" )

The bathroom is laid with vinyl and fitted with a wash hand basin, WC, bath with electric shower, extractor fan and wall mounted fan heater.

## HEATING

Electric heating

## GLAZING

Double glazing

## PARKING

Allocated parking



## **COUNCIL TAX BAND - B**

## **EPC BAND - D**

### **SERVICES**

Mains water, drainage, electricity, telephone and TV points

### **EXTRAS INCLUDED**

All fitted carpets, floor coverings, window fittings, light fixtures, oven and washing machine.

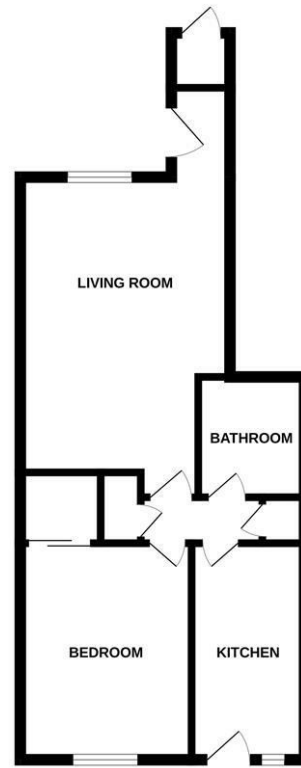
### **VIEWING ARRANGEMENTS**

Through Innes and Mackay Property Department in 01463 251200.





GROUND 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.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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