



Innes & Mackay

**8 Culduthel Avenue
Inverness, IV2 6BD**

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED CLOSE TO LOCAL AMENITIES
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- OPEN PLAN KITCHEN/DINER
- ENCLOSED GARDENS
- GAS CENTRAL HEATING

**Offers Over
£235,000**



PROPERTY DESCRIPTION

This three bedroom semi-detached bungalow is located within a quiet cul-de-sac in the popular Culduthel area of Inverness, close to local amenities. The property comprises lounge, kitchen, three bedrooms, bathroom and enclosed rear garden and would appeal to first time buyers, buy to let investors or those looking for an easy to maintain retirement property. Early viewing is recommended.

LOCATION

Culduthel Avenue is located in a desirable residential development situated just off Culduthel Road. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. There are local amenities at Fairways Retail, as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar and an Asda superstore with petrol station. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, petrol station, garden store, Bannatynes Health Club and Playzone/nursery. Primary schooling is available at Lochardil Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and

provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities.

GARDEN

A paved pathway leads to the front door, with a small garden area laid with gravel. The pathway continues alongside the property to a wooden gate, providing access to the rear garden. The rear garden is fully laid to lawn and enclosed with timber fencing providing good privacy. A small patio area provides an ideal space for outdoor entertaining.

ENTRANCE VESTIBULE

The front door opens into the vestibule which is laid with vinyl. There is a double integral cupboard with sliding doors and hanging rail, providing ample storage.

HALLWAY

The L shaped hallway is laid with carpet and provides access to the lounge, kitchen/diner, three bedrooms, bathroom, WC and storage cupboard. A ceiling hatch provides access to the loft space.

LOUNGE

4.91 x 3.45 (16'1" x 11'3")

The bright and spacious lounge is laid with carpet and enjoys a good degree of natural light courtesy of French



doors, where access is provided to the rear garden.

KITCHEN/DINER

5.77 x 3.16 (18'11" x 10'4")

The open plan kitchen/dining area is laid with vinyl and benefits from windows to the side and rear elevations. The kitchen is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, integrated oven with gas hob and extractor hood, freestanding fridge freezer and washing machine. The dining area provides ample space for dining furniture. Access is provided to the enclosed garden area.

BEDROOM 1

3.93 x 3.25 (12'10" x 10'7")

This double room is laid with carpet and benefits from a double integral wardrobe with mirrored sliding doors. There is a window to the side elevation.

BEDROOM 2

3.94 x 3.26 (12'11" x 10'8")

Bedroom two is another double room, laid with carpet. This room has a window to the side elevation and also benefits from a double integral wardrobe with mirrored sliding doors, providing ample storage.

BEDROOM 3

2.93 x 2.17 (9'7" x 7'1")

The third bedroom is a single room, laid with carpet and

has a window to the side elevation.

BATHROOM

2.43 x 2.06 (7'11" x 6'9")

The bathroom is furnished with a WC, wash hand basin with fitted storage below, bath with mains shower and extractor fan. There is a window to the side elevation. Vinyl flooring completes this room.

WC

1.46 x 1.20 (4'9" x 3'11")

This room is laid with vinyl and furnished with a wash hand basin and WC.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

Ample parking for residents and visitors.

COUNCIL TAX BAND - D

EPC BAND - C

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.



EXTRAS INCLUDED

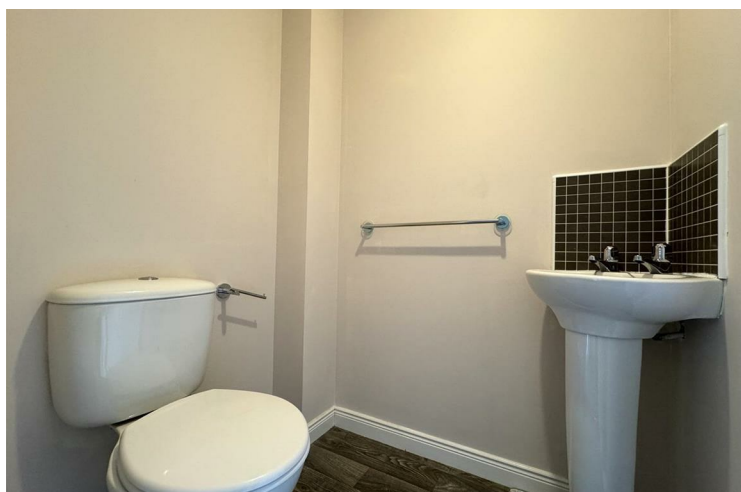
All fitted carpets, floor coverings, light fixtures, window fittings, washing machine and fridge freezer is included in the sale.

VIEWING ARRANGEMENTS

By appointment through Innes & MacKay Property Department on 01463 251200.







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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