



**Harper
Macleod LLP**
Estate Agents & Solicitors



45 Hazel Avenue, Culloden, Inverness, IV2 7JX

Offers over £135,000

An excellent opportunity to purchase a one bedroom semi-detached bungalow situated in a quiet cul-de-sac in the established and popular residential area of Culloden, ideal for a first-time buyer, as a buy-to-let investment or someone looking to downsize.

The accommodation comprises entrance vestibule, lounge, kitchen, bedroom and shower room. There is a shared driveway to the side of the property providing ample off-street parking.

Conveniently located for the Culloden shopping centre which has a doctor's surgery, chemist, convenience store, post office, butchers, hairdressers and takeaways.

Duncan Forbes Primary School and Culloden Academy, which benefits from a community leisure complex with a swimming pool, are nearby.

A regular bus service which 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, with Inverness Airport offering national and international flights.

Viewing highly recommended.

Entrance vestibule

4'9" x 3'2" (1.46m x 0.97m)

A decorative glass panel door leads into the vestibule. Cupboard with double sliding doors houses the Worcester gas boiler and electric meter. Carpet. Door to lounge.

Lounge

16'5" x 10'7" (5.01m x 3.24m)

Bright room with window to front. TV and telephone points. Laminate flooring.

Kitchen

6'7" x 11'9" (2.03m x 3.60m)

Window and glass panel door to rear. Wall and base units with worktop and tiling above. Stainless steel sink with left hand drainer. Hoover washer/dryer. Free standing gas cooker and extractor fan. Beko fridge freezer. Laminate flooring.

Hallway

3'7" x 2'11" (1.1m x 0.9m)

Doors to bedroom and shower room. Linen cupboard with shelving.

Bedroom

11'5" x 9'8" (3.48m x 2.96m)

Window to rear. Cupboard with shelf and hanging rail. Carpet.

Shower room

7'11" x 5'8" (2.42m x 1.74m)

Modern shower room with white WC with back to wall unit and wash hand basin with drawer vanity unit. Walk-in shower cubicle with mains shower with rainfall shower head and handset. Wet wall to all walls. Towel rail. Vinyl flooring.

Outbuildings

There are three wooden garden sheds.

Garden ground

There is a stoned chipped front garden with shrubs for low maintenance. The stone chipped shared driveway to the side of the property provides off-street parking.

The enclosed rear garden has a lawn drying green with rotary clothes dryer, stone chippings and a patio area. A gate leads out to an open green area at the rear of the property. Two wooden garden sheds.

Extras

All carpets, fitted floor coverings, curtains, washer/dryer, gas cooker and fridge freezer are included in the sale.

Heating and glazing

Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

EPC

Rating C

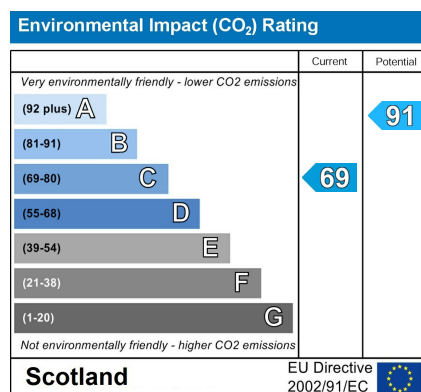
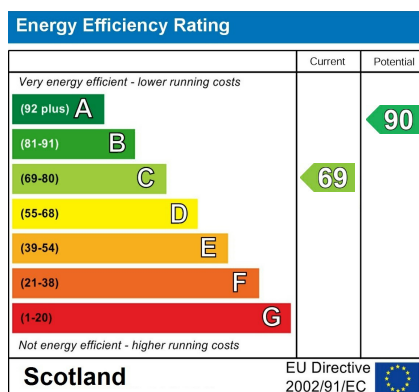
Council Tax

Band B



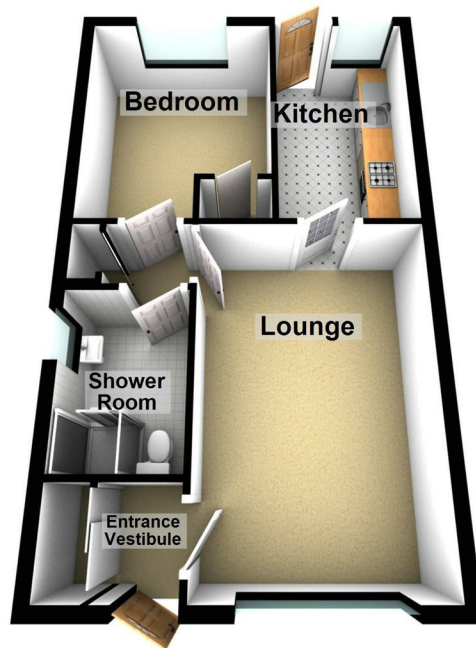


Energy Efficiency Graph





Ground Floor



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