

78 Hazel Avenue

Culloden, Inverness, IV2 7WR

Offers Over £145,000



- Immaculate one bed bungalow in quiet and sought after location
- New boiler and freshly painted
- Lounge, kitchen, bedroom and bathroom
- Ideal retirement property, first time buy, or investment
- Gardens to front and rear, driveway for 3 vehicles
- EPC Band C

Fantastic opportunity to purchase an immaculate one bedroom semi-detached bungalow in a quiet cul de sac, in the popular Culloden area of Inverness. This well appointed property is in walk in condition throughout and benefits from privacy to the rear. There is a bright lounge with a large window which overlooks the front garden. The modern fitted kitchen has an integrated gas hob, oven, extractor, and a fridge/freezer, with space for a washing machine and breakfast bar, which are also included in the sale. There is a spacious double sized bedroom which benefits from fitted wardrobes and the bathroom with shower over the bath completes the accommodation. There are two hall cupboards which provide additional storage. There is double glazing and gas central heating with a new boiler. Outside, the garden to the rear is laid to lawn, with a patio area and a timber shed. The front garden is also laid to lawn and there is a drive to the side providing parking for three vehicles. The convenient location of the property, coupled with its condition will make this a fantastic retirement property, first time buy or investment.

Rooms

Lounge	(10' 6" x 15' 4") or (3.20m x 4.67m)
Kitchen	(6' 5" x 11' 2") or (1.96m x 3.40m)
Bedroom	(9' 7" x 11' 7") or (2.92m x 3.52m)
Bathroom	(5' 6" x 7' 7") or (1.68m x 2.31m)

Floor Area
43m²

Services
Mains gas, electricity, water and drainage.

Extras
All fitted floor coverings, fixtures and fittings, including light fittings. Curtain poles and window blinds. Integrated gas hob, oven, extractor, fridge/freezer and microwave. Washing machine and breakfast bar.

Council Tax
Band B

Tenure
Freehold

Entry
Immediate entry is available.

Viewing
To arrange a viewing of this property please contact Emma on 01463 233218 or 07850 407884.

