

22 Culduthel Avenue

Culduthel, Inverness, IV2 6BD

Offers Over £185,000



- Immaculate 2 bedroom semi-detached villa
- Ideal for young families or first time buyers
- Sought after Lochardil Primary school catchment
- Enclosed rear garden, ample parking
- Quiet cul de sac position
- EPC Band C

Fantastic opportunity to purchase an immaculate 2 bedroom semi-detached villa within the Culduthel area of Inverness. The property is situated in a quiet cul de sac, within a small development of houses and comes under the catchment area for the sought after Lochardil Primary School. The property is presented in walk in condition and would make an ideal home for first time buyers or young families. On the ground floor is the bright lounge. The open plan kitchen/diner has patio doors opening onto the rear garden. The kitchen comes with an integrated gas hob, electric oven, extractor and has space for a separate fridge/freezer, dishwasher and washing machine which are included in the sale. The dining area has ample space for a table and 4 chairs. A useful WC completes the ground floor accommodation. Upstairs are two bedrooms and the modern family bathroom with shower over bath. The two double bedrooms both benefit from fitted wardrobes. There is double glazing and gas central heating throughout and good storage with both a hall and under stair cupboard and loft space for additional storage. The rear garden is fully enclosed with lawn area, a patio, a deck and a garden shed. There is ample parking to the front of the property.

Rooms

Lounge	(13' 5" x 11' 5") or (4.10m x 3.48m)
Kitchen / Diner	(14' 9" x 8' 8") or (4.50m x 2.65m)
WC	(5' 6" x 3' 0") or (1.67m x 0.92m)
Bedroom 1	(11' 5" x 10' 0") or (3.48m x 3.05m)
Bedroom 2	(9' 11" x 8' 2") or (3.03m x 2.49m)
Bathroom	(6' 4" x 6' 3") or (1.92m x 1.90m)

Floor Area

66m²

Services

Mains gas, electricity, water and drainage. Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtains, curtain poles and window blinds. Integrated appliances including gas hob, oven and extractor. Separate fridge/freezer, dishwasher and washing machine. Garden shed.

Maintenance Charges

There is a factoring charge for the maintenance of the communal areas which is approximately £210 per annum.

Council Tax

Band C

Tenure

Freehold

Entry

To be mutually agreed.



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