

# 21 Ferntower Avenue

Culloden, Inverness, IV2 7EY

**Offers Over £205,000**







## Overview

- Three bedroom semi detached villa
- Ideal family home, first time buy or investment property
- Enclosed terraced garden to the rear  
Lounge, kitchen, 3 bedrooms, bathroom
- Shed and large timber garage, parking for 4 cars
- Enclosed terraced garden to the rear
- EPC Band C



## Description

Fantastic opportunity to purchase a 3 bedroom semi detached villa in the popular area of Culloden. This well appointed property would be perfect for first time buyers, investors or those looking to downsize. The bright and welcoming lounge has a large window overlooking the front garden. The kitchen has ample units and work surface space and benefits from an integrated gas hob, electric double oven and extractor, and has space for a washing machine and fridge/freezer, which can be included in the sale. There is a downstairs bedroom and a modern bathroom completes this floor. There are two bedrooms on the upper floor, with the principal benefitting from large double wardrobes. The property has good storage including a large walk-in cupboard on the ground floor, double cupboards in the upper hallway, along with good storage in bedroom 2. There is double glazing throughout and gas central heating. There is a large driveway to the front of the property with parking for 4 cars and the sunny, rear terraced garden is enclosed and laid with artificial grass. A useful garden shed and large timber garage with electric and light provides additional storage.





## Room Dimensions

**Lounge** (15' 6" x 10' 8") or (4.72m x 3.25m)

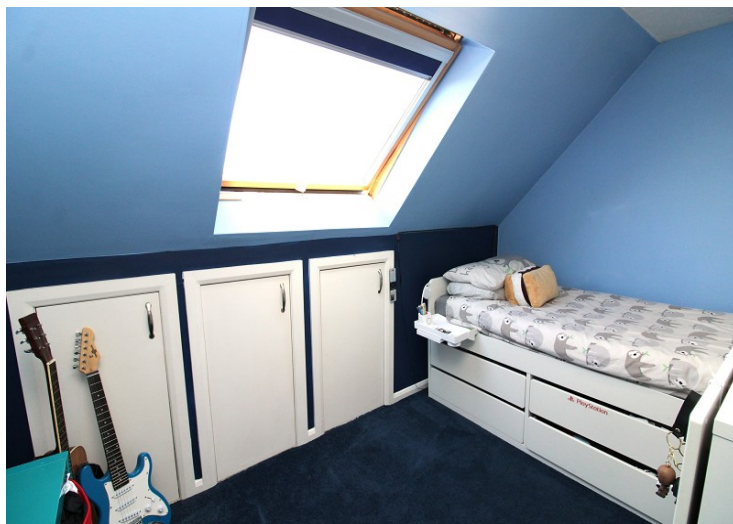
**Kitchen** (10' 8" x 7' 11") or (3.26m x 2.42m)

**Bedroom 1** (8' 9" x 11' 8") or (2.67m x 3.56m)

**Bedroom 2** (11' 3" x 7' 10") or (3.43m x 2.39m)

**Bedroom 3** (8' 8" x 8' 10") or (2.64m x 2.68m)

**Bathroom** (8' 7" x 4' 9") or (2.62m x 1.45m)







### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Appliances including gas hob, electric double oven, extractor, fridge/freezer and washing machine can be included.

### Floor area

71m2

### Services

Mains electricity, water and drainage. Telephone & Broadband.

### Council Tax

Band D

### Entry

By mutual agreement

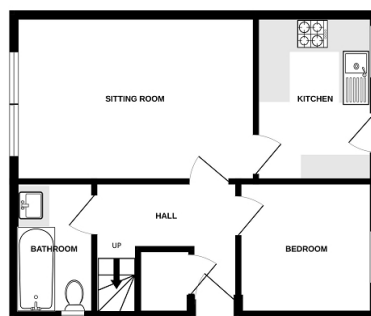
### Tenure

Freehold

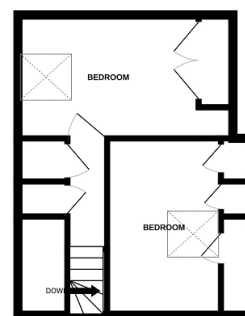
### Viewing

To arrange a viewing of this property please contact Travis on 07402 405946 or 01463 233 218.

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

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