

115 Hazel Avenue
Culloden, Inverness, IV2 7JX

Offers Over £140,000



- 2 bedroom cottage flat with open countryside views
- Sought after Culloden Academy catchment area
- Lounge/diner, kitchen, 2 double bedrooms, bathroom
- Enclosed garden and drive with parking for 2 cars
- Ideal for first time buyers or investors
- EPC band C

This delightful 2-bedroom ground floor cottage flat offers a perfect blend of modern living and picturesque surroundings. Situated in the popular residential area of Culloden. Close to the University of the Highlands & Islands Campus, this property will appeal to first time buyers and investors alike. The property opens into a welcoming entrance vestibule, leading into a spacious and inviting lounge, providing a comfortable space to relax and entertain. The kitchen is well equipped with integrated appliances, including an electric range cooker and fridge/freezer, plus a freestanding washing machine, combining style with practicality. There are two double bedrooms and a stylish bathroom, offering both comfort and functionality. The property further benefits from double glazing and gas central heating throughout. Externally, there is a private garden and driveway, providing outdoor space and off-street parking for 2 vehicles. Combining scenic surroundings, modern living and an excellent location within the Culloden Academy Catchment, this charming flat presents an excellent opportunity for first-time buyers or investors alike.

Rooms

Lounge	(15' 9" x 11' 11") or (4.80m x 3.63m)
Kitchen	(9' 6" x 8' 9") or (2.90m x 2.66m)
Bedroom 1	(7' 11" x 11' 11") or (2.41m x 3.62m)
Bedroom 2	(7' 11" x 9' 2") or (2.42m x 2.80m)
Bathroom	(6' 6" x 6' 1") or (1.99m x 1.85m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric range, fridge/freezer. Washing machine.

Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Council tax

Band B

Tenure

Freehold

Floor Area

Band B

Entry

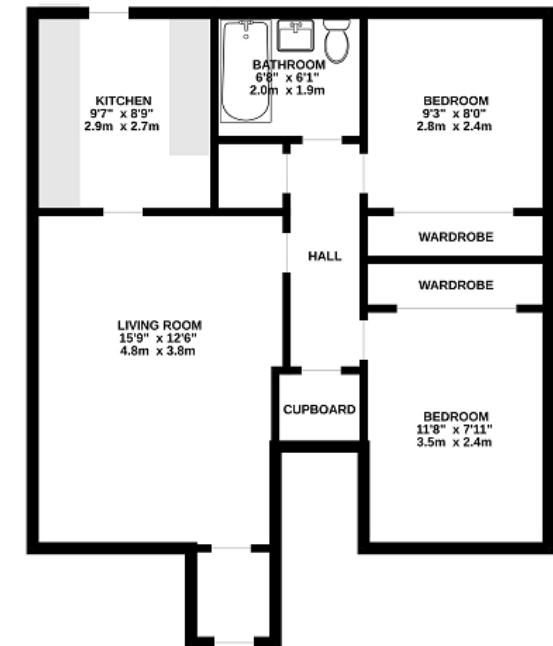
By mutual agreement.

Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing



GROUND FLOOR



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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