

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, white goods, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Viewing

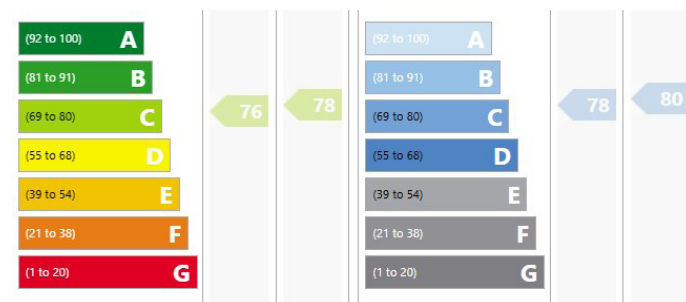
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
 A full Home Report is available via Munro & Noble website.



75 Culduthel Park Inverness IV2 4UY

A two bedroomed, first floor cottage flat that is fully double glazed, has gas central heating and is located in the popular Culduthel area of Inverness.

OFFERS OVER £138,000

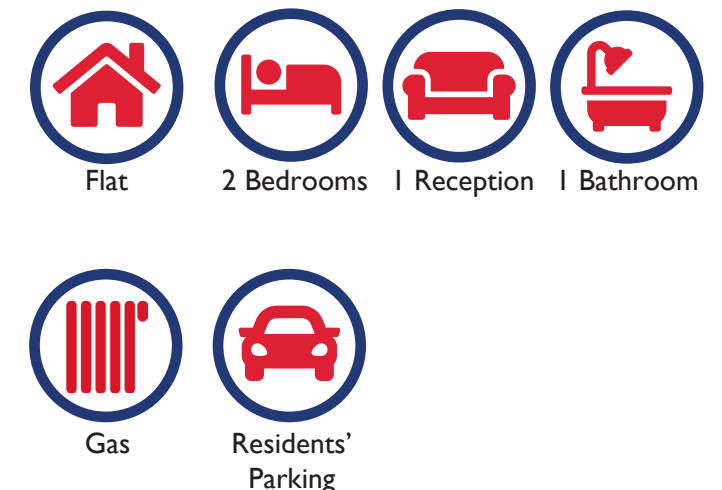
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge



Kitchen

Property Description

75 Culduthel Park is a well-situated two bedroomed, first floor cottage flat located in the desirable Culduthel area of the city and has a number of pleasing features including its own independent access, double glazed windows, gas central heating and residents parking. The accommodation within is spread over one floor and comprises an entrance stairway, a hallway (with two fitted storage facilities and loft access) a bright and airy lounge that benefits from double aspect windows, a bathroom which comprises a W/C, a wash hand basin, a bath with mains shower over, and two double bedrooms, both boasting double mirrored wardrobes with sliding doors. The kitchen is fitted with wall and base mounted units with worktops, splashbacks, a 1 ½ stainless steel sink with mixer tap and drainer and has an integrated gas hob with extractor fan over and electric oven. There is a free-standing fridge-freezer and a washing machine that are both included in the sale. Externally, the property sits within a well-kept communal ground area and comes with residents parking, along with ample additional parking for visitors. To the rear elevation is a woodland area which is excellent for outdoor walks and cycling. There are excellent local amenities and services located nearby at Fairways Retail Park which include a bar and restaurant, golfing range and a Travelodge. Its located near to the Southern Distributor Road and offers easy access onto the A9. Raigmore Hospital and Inshes Retail Park are situated approximately one mile away, where a number of major retailers can be found including a 24 hour Tesco supermarket and petrol station. A 24 hour Asda Supermarket is also close by and the property is located on a bus route, allowing for easy access to the city centre, where a more comprehensive range of amenities can be found.



Lounge



Bathroom

Rooms & Dimensions

Entrance Stairwell

Entrance Hall

Lounge

Approx 4.25m x 3.51m*

Kitchen

Approx 3.30m x 2.29m

Bathroom

Approx 1.92m x 2.13m

Bedroom Two

Approx 3.15m x 2.75m

Bedroom One

Approx 3.89m x 2.69m

*At widest point

Bedroom One



Bedroom Two

