



2 Alder Place
Culloden, Inverness, IV2 7LG

Offers over £145,000



CURTIS 
MCKINNELL
ESTATE AGENTS



2 Alder Place

Inverness, IV2 7LG

- GROUND FLOOR FLAT
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- GARAGE
- TWO BEDROOMS
- LOUNGE/DINER
- DOUBLE GLAZED WINDOWS
- AMPLE OFF ROAD PARKING
- GARDENS

An opportunity to purchase a ground floor two bedroom flat located in a cul-de-sac in the popular Culloden district of Inverness. The property offers many pleasing features including off road parking, a garage and a good sized rear garden. The flat also benefits from double glazed windows and has gas radiator central heating. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a home or a property with letting potential.

Gardens

The front garden is mainly laid to grass and has a driveway providing ample off road parking leading to the garage. There is gated access to the rear garden which is mainly laid to grass, has a paved patio area and is enclosed by fencing.

Location

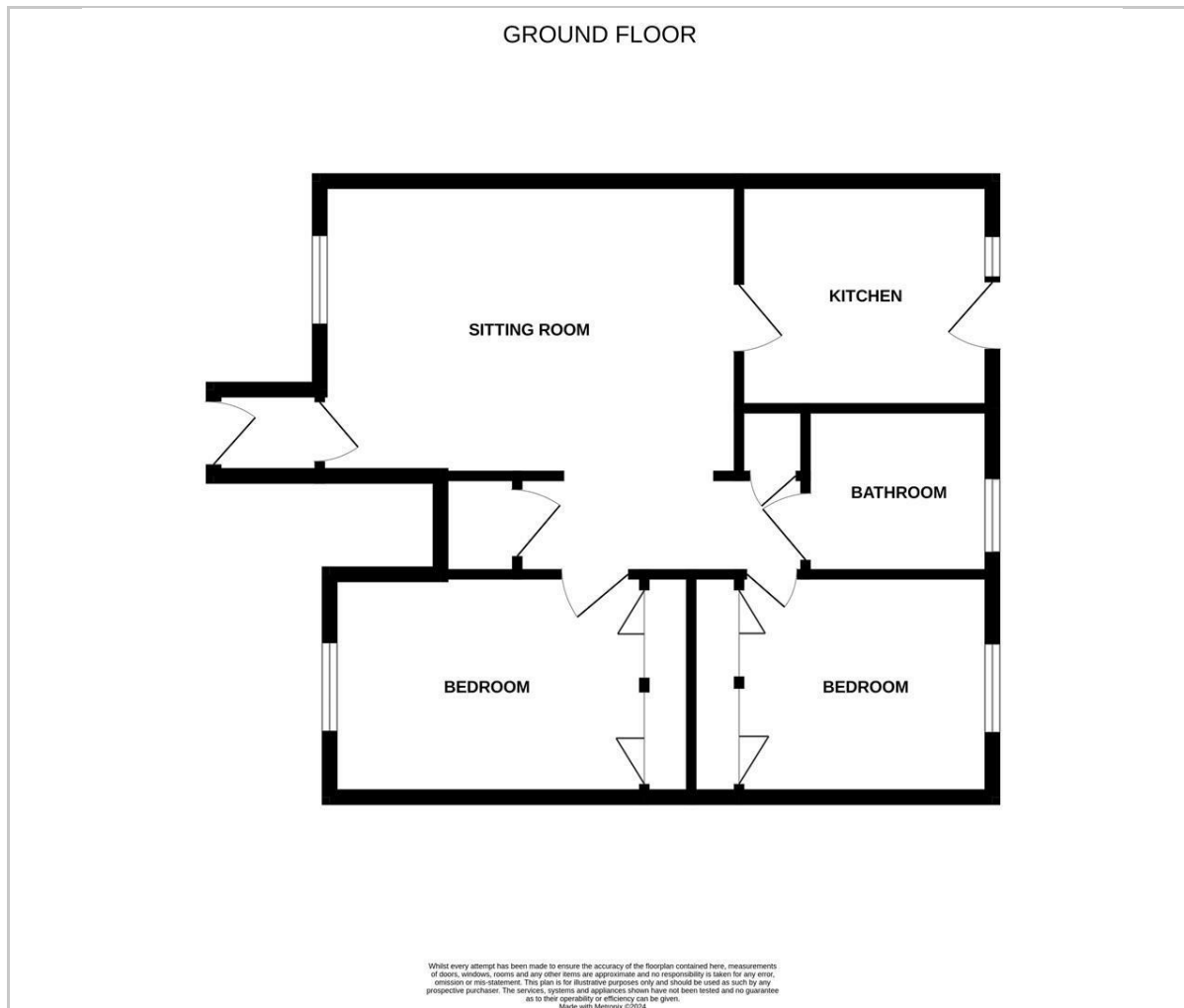
The property is located in the popular Culloden district of Inverness. Amenities in Culloden include a pharmacy, a butchers, medical centre, takeaway restaurants, a Harry Gow bakery and both primary and secondary schools. There is a regular bus service to the retail park and City centre where a more comprehensive range of shops and facilities can be found. Inverness has a train station with regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 10 miles away, offering a number of domestic and European flights.

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ACCOMMODATION	
ENTRANCE PORCH	
LOUNGE/DINER	15'9" x 11'6" (4.82m x 3.51m)
KITCHEN	9'9" x 8'5" (2.98m x 2.57m)
BEDROOM ONE	11'10" x 8'3" (3.63m x 2.54m)
BEDROOM TWO	9'5" x 8'4" (2.89m x 2.55m)
BATHROOM	6'3" x 6'2" (1.92m x 1.89m)

Floor Plan



Viewing

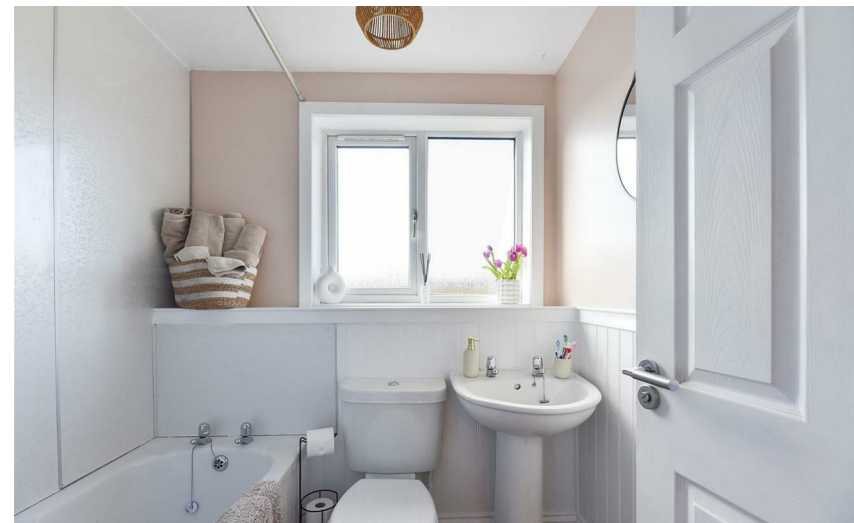
Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

Council Tax Band: B

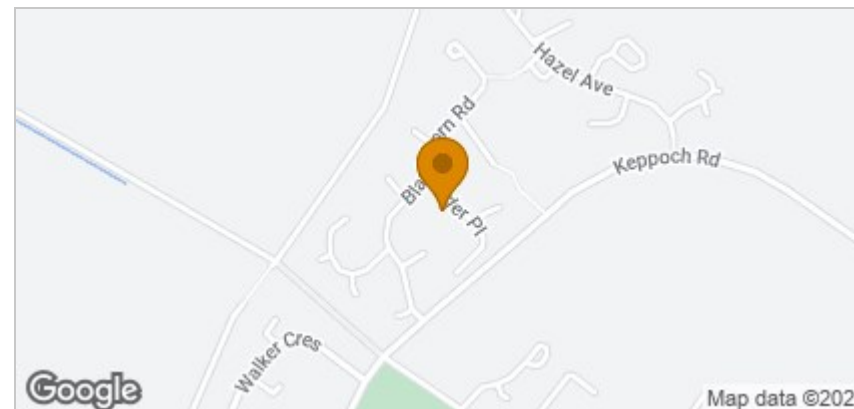
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17 Admirals View, Inverness, Inverness Shire, IV2 5GW
Tel: 01463 790140 Email: hello@curtismckinnell.co.uk <https://www.curtismckinnell.co.uk/>

Bathroom



Area Map



Energy Efficiency Graph

