



Services

Mains electricity, drainage and water.

Extras

All carpets, fitted floor coverings and a washing machine.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

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

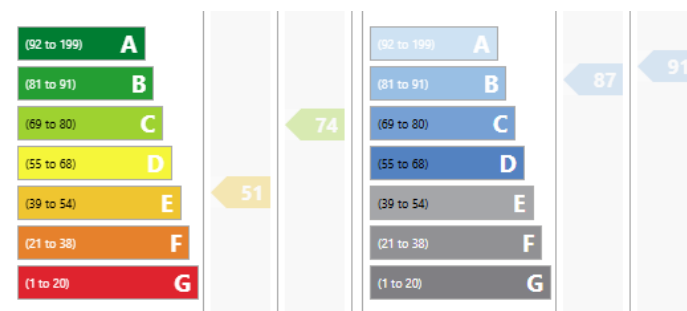
Entry

By mutual agreement.

Home Report

Home Report Valuation - £75,000

A full Home Report is available via Munro & Noble website.



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.



146 Hazel Avenue

Inverness

IV2 7WS

A ground floor studio flat located in Culloden, which has electric heating, double glazed windows and shared parking.

OFFERS OVER £74,000

📍 The Property Shop, 20 Inglis Street, Inverness

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Property Overview



Studio Flat



1 Reception



1 Shower Room



Electric



Communal Garden



Shared Parking



Lounge/Bedroom

Property Description
 146 Hazel Avenue is a ground floor studio flat situated in a quiet cul-de-sac in the popular Culloden area of the city, and will suit a variety of purchasers including first time buyers, and buy to let investors. Ideally located on a bus route, the property is just a short walk from excellent local amenities at Culloden Shopping centre including a doctor's surgery, chemist, general store, butchers and fast food outlets along with a bar/diner. The accommodation within requires modernisation, but once complete would make a great starter home. Inside comprises a front facing lounge/bedroom which benefits from two windows providing plenty of natural light, and gives access to the kitchen through an open archway. The kitchen is fitted with wall and base mounted units with worktops, splashbacks, a sink with drainer and taps, and has space for a cooker and fridge-freezer. Located here and included in the sale is a washing machine. The inner hall offers storage, having a fitted wardrobe with mirrored sliding doors, and gives access to the shower room which has a WC, a wash hand basin and a wet-walled shower cubicle. The property is completed by double glazed windows and electric heating. Outside, communal grounds surround the property and are laid to lawn. There is shared parking area to the rear, with ample space for residents and visitors.
 Local amenities within walking distance including A Co-op supermarket, a post office, nursery and hairdressers. A regular buses provide access to Inverness city centre and Raigmore Hospital & Inshes retail park, which offers a wide range of shops, restaurants, recreational and leisure facilities, whilst Inverness Shopping Park (Eastfield Way) has a variety of shops, restaurants and VUE cinema. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are nearby.



Kitchen



Lounge/Bedroom



Inner Hall

Rooms & Dimensions

Lounge/Bedroom
 Approx 4.50m x 3.50m

Kitchen
 Approx 2.00m x 2.03m

Inner Hall
 Approx 1.38m x 1.48m

Shower Room
 Approx 2.02m x 0.86m*

*At widest point



Shower Room

