



**36 Culduthel
Mains Court,
Culduthel,
Inverness, IV2
6RF**

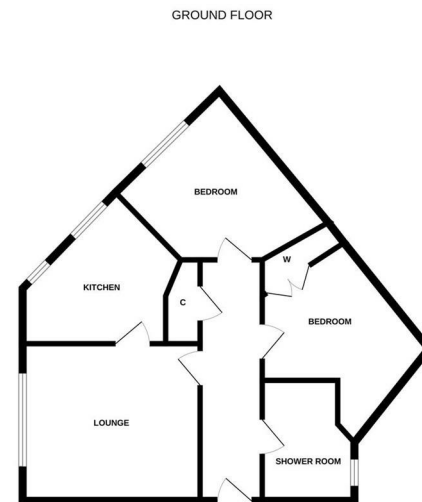
Offers Over £150,000



Fantastic opportunity to purchase an immaculate two bedroom first floor flat in the sought after Culduthel Mains area of Inverness. This well appointed property an ideal purchase for first time buyers, or investors looking for an easy to maintain rental property. The lounge is bright and spacious. The kitchen has an integrated gas hob, electric oven and extractor with a separate fridge/freezer and washing machine. There are two double bedrooms, both benefitting from fitted wardrobes. Completing the accommodation is the modern shower room with spa shower. The hall cupboards provide good storage, and there is double glazing and gas central heating throughout. Outside, the grounds are communal and maintained with ample parking spaces for both residents and visitors.

- Well-proportioned 2 bed first floor flat
- Ideal for first time buyers or investors
- Maintained communal grounds, ample parking

- Close to local amenities
- Sought after Lochardil school catchment area
- EPC Band B



Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds. Integrated appliances include a gas hob, electric oven and extractor. The free standing fridge/freezer and washing machine are also included.

Services: Mains gas, electricity, water and drainage and broadband.

Council Tax: Band C

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