



Innes & Mackay

**13 Blackwell Avenue,  
Culloden, Inverness, IV2 7DZ**

- SEMI DETACHED VILLA
- TWO BEDROOMS AND BOXROOM
- IDEAL FIRST TIME BUY
- ENCLOSED GARDEN TO THE REAR
- GAS CENTRAL HEATING
- DOUBLE GLAZED

**Offers Over  
£185,000**



## DESCRIPTION

An excellent opportunity to purchase this attractive two-bedroom semi detached home with box room, ideally located within the popular Culloden area of Inverness. Presented in true walk-in condition, this well-maintained property offers bright, well-proportioned accommodation, making it an ideal purchase for first-time buyers or investors alike. With enclosed gardens to the rear and ample off road parking, the property benefits from gas central heating and is fully double glazed.

## LOCATION

The property is located in the popular Culloden area of Inverness, approximately 4 miles from the city centre. There are local amenities near by at Culloden Shopping Centre, which includes a Co-op supermarket, A & I butchers, Harry Gow bakers, doctors surgery, chemist, takeaway and hairdressers. Primary schooling is available close by at Duncan Forbes Primary and secondary pupils would attend Culloden Academy, which also has a community leisure centre and swimming pool. The property lies within close proximity to Eastfield Retail Park, Raigmore Hospital, Lifescan, Beechwood Business Park and the UHI campus. There is a regular bus service into the city centre routed nearby. There is easy access to the A96 and the property is within close commuting distance to Inverness Airport.

## GARDENS

The front of the property is laid with gravel providing ample off road parking with a paved pathway leading to the front door. An attractive raised bed planted with a lovely selection of flowers provides a pleasing external appearance. To the side, access is given to the rear via a gate which opens onto the garden which is laid to grass and has a timber shed along with a further shed both of which are included in the sale. High fencing provides good privacy.

## ENTRANCE VESTIBULE

Front door opens into the entrance vestibule which is laid with wood flooring and has a window to the front. Door opens into the living room.

## LIVING ROOM

4.58m x 3.04m (15'0" x 9'11")

This generous sized room provides access through to the kitchen and via carpeted stairs to the first floor landing. Laid with wood flooring, the lounge is a bright and generous sized comfortable room.

## KITCHEN

3.89m x 3.11m (12'9" x 10'2")

The kitchen is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side along with a gas hob with oven under and extractor hood above. There is a breakfast bar providing an area for informal dining. Space for a fridge freezer, washing machine and tumble dryer. Wooden flooring and part glazed door to the rear completes this room.

## FIRST FLOOR LANDING

Carpeted stairs lead to the first floor landing where two bedrooms, box room and bathroom are located. A hatch opens into the partially floored loft space.

## BEDROOM 1

3.91m x 2.62m (12'9" x 8'7")

Bedroom one is a bright room located to the front elevation and benefits from a fitted wardrobe providing hanging rail and storage. Carpet.

## BEDROOM 2

3.54m x 2.18m (11'7" x 7'1")

The second bedroom is located to the rear elevation and benefits from fitted wardrobes, drawers and storage which can



be removed. A single built in wardrobe provides hanging rail and storage. Carpet.

#### **BOX ROOM/STUDY**

2.09m x 1.59m (6'10" x 5'2")

The third room currently used as a study is located to the rear and is laid with carpet.

#### **BATHROOM**

2.02m x 1.91m (6'7" x 6'3")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and bath with "Mira" electric shower over and folding screen to the side. With an opaque window to the side, this room is laid with vinyl flooring, has attractive tiling above the bath and a chrome ladder style heated towel rail.

#### **HEATING**

Gas central heating.

#### **GLAZING**

Fully double glazed.

#### **COUNCIL TAX BAND**

Band C

#### **EPC BAND**

Band C75

#### **EXTRAS INCLUDED**

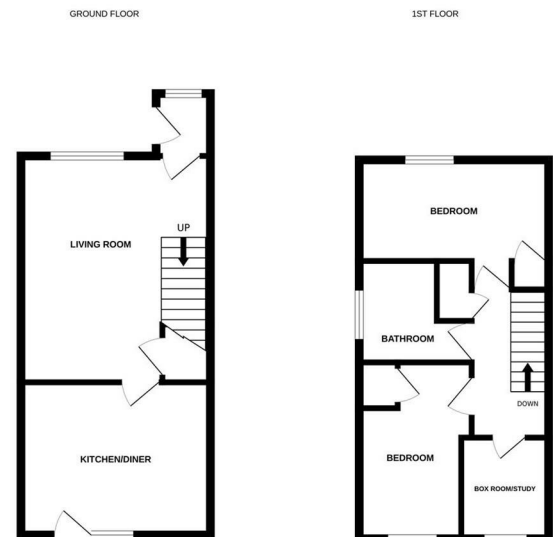
All fitted carpets, curtains, blinds, gas hob, electric oven and cooker hood. Fridge freezer. Garden sheds.

#### **SERVICES**

Mains water, drainage, electricity, gas, telephone and TV points.

#### **VIEWING**

Viewing is through Innes and Mackay property department (01463) 251200.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual properties, rooms and any other spaces are approximate and are not intended to be used as a basis for any legal proceedings. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See EPC for details.  
Made with floorplan 12.000





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW

01463 251 200  
property@innesmackay.com  
www.innesmackay.com



Innes & Mackay