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Solicitors and Estate Agents

73 Culduthel Park, Inverness, IV2 4UY

- First floor flat.
- Two double bedrooms.
- Allocated parking.
- Lounge.
- Bathroom.
- Gas central heating.
- Kitchen.
- Communal grounds.
- Double glazing throughout.

Offers Over £148,000

An exciting opportunity to purchase a first floor, two-bedroom flat in the Culduthel area of Inverness. This property offers a fantastic first-time buy or investment opportunity with well-proportioned room sizes and a convenient location in a quiet cul-de-sac.
This property is one of four within the building and benefits from its own private entrance. The accommodation comprises the entrance vestibule which leads to the stairs and hallway, bright and spacious lounge with double aspect windows, kitchen, two double bedrooms both benefitting from built-in wardrobes with the bathroom completing the accommodation. This property benefits from gas central heating and double glazing throughout.
All outside space at Culduthel Park is communal. There is a car park for the block which number 73 forms part of with allocated parking.
Appealing to a range of buyers, early viewing is advised.

LOCATION

Situated in the well-established and popular Culduthel district of Inverness this property offers a convenient location within easy driving distance of the City Centre.
Local amenities include a convenience store, pharmacy located in Lochardil, community parks, woodland walks and sports centre at the secondary school. Approximately a mile from the property you will find Asda Supermarket and Fuel station. Fairways Business Park & Driving range and Inshes Retail Park hosting large supermarkets as well as a range of retail and leisure facilities, Raigmore Hospital and the University of the Highlands and Islands are located within a short driving distance of the property. Inverness City Centre is approximately 2.8 miles from the property.
Excellent public transport links are available within walking distance from Culduthel Road offering routes into the City Centre and across Inverness. All major travel routes including West Link, Distributor Road, A9 & B862 are easily accessible. Inverness airport is a 20-minute drive away from the property.
For younger children, primary schooling is available at Lochardil Primary School located just 0.8 miles from the property. Older children would attend Inverness Royal Academy which is just a few minutes walk away. Bun-sgoil Ghaidhlig Inbhir Nis and Drummond School are also easily accessible.

DIRECTIONS

From Inverness City Centre head to Castle Street and continue straight through the traffic lights to join Culduthel Road. Continue on Culduthel Road for 1.3 miles to the roundabout. Take the first exit to stay on Culduthel Road. At the traffic lights take a right to stay on Culduthel Road. Continue for 0.2 miles and take a right onto Culduthel Park and bear left with the road. Take the second left and number 73 will be on your left-hand side. The front door to the property is set back from the front of the building, just behind the door to number 69.

KEY POINTS

- Ideal first-time buy.
- Investment opportunity.
- Good storage provisions.
- Popular residential area.
- Transport links nearby.
- Easy access to City Centre.

ACCOMMODATION

ENTRANCE VESTIBULE

1.93 to 1.57 x 1.18

Front external door, built-in cupboard, side facing window and stairs to the first floor.

HALLWAY

2.59 x 0.97 & 2.27 x 1.23

Provides access to all accommodation, two good-sized, shelved storage cupboards and access to the loft hatch leading to partially floored loft space.

LOUNGE

4.00 x 3.40

Bright and spacious lounge with double aspect windows to the side and rear.

KITCHEN
3.00 x 2.30

Wall and base mounted cabinets, worktop space with tiled splash back and one a half bowl sink with draining board. Ample space for white goods. Integrated appliances include gas hob, oven & grill, extractor hood and fridge with freezer box. Room for informal dining and rear facing window.

BEDROOM ONE
4.00 x 2.70

Double bedroom with built-in double wardrobe, one shelved cupboard and double aspect windows to the front and side.

BEDROOM TWO
3.20m x 2.7m

Double bedroom with built-in double wardrobe and front facing window.

BATHROOM
2.14 x 1.98

Shower over bath, wash hand basin, WC, wall mounted light with shaving point, wall mounted cabinet and extractor fan.

FLAT OUTLINE

PRIVATE ENTRANCE

Situated on the left-hand side of the building, set back from the entrances to the other properties.

CAR PARK

Communal car park with allocated space for all properties in the block. Spaces are not numbered but there is one space per property. There is also a further communal car park at the rear of the property with ample parking for residents and visitors alike.

COMMUNAL GROUNDS

Outside space within Culduthel Park is communal.

EXTRAS

This property is being sold as seen. All fitted floor coverings, light fittings, curtain, blinds, poles/tracks and integrated appliances are to be included in the sale price. If there are any items of furniture of interest to the purchaser, sale of these items can be agreed by separate negotiation.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. The gas central heating system and gas hob has been serviced annually.

EPC BAND

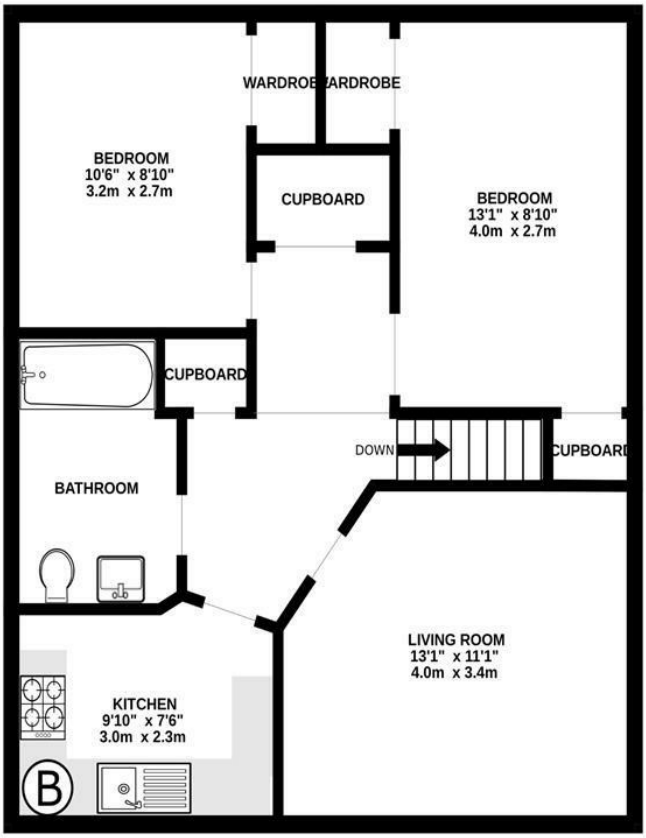
EPC Band C.

COUNCIL TAX BAND

The current council tax is Band C. Please be aware that this may be subject to change upon sale.

VIEWING ARRANGEMENTS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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