

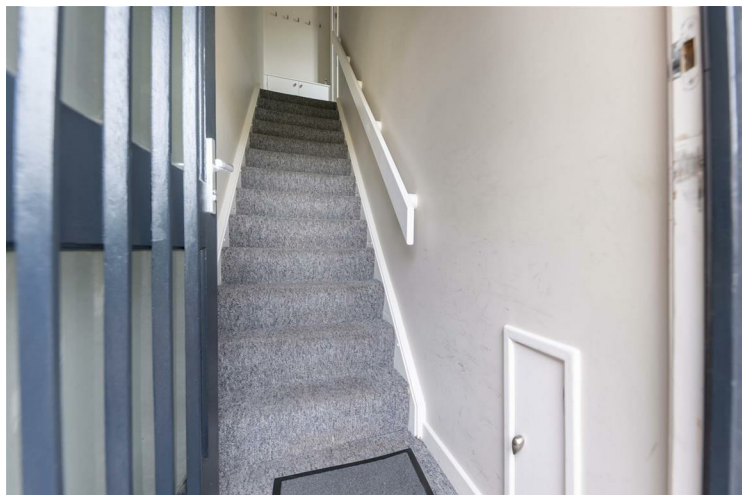


Innes & Mackay

26 Blackwell Avenue, Culloden,  
Inverness, IV2 7DY

- ONE BEDROOM FLAT
- FIRST FLOOR
- ROINTE ELECTRIC RADIATORS
- GREAT LETTING POTENTIAL
- ALLOCATED PARKING SPACE
- VIEWING RECOMMENDED

**Offers Over**  
**£110,000**



## DESCRIPTION

Tucked away in a quiet corner of Blackwell Avenue, this one bedroom first floor flat benefits from its own independent access, is in walk-in condition, has Rointe electric radiators and has double glazed windows. The property will appeal to a wide range of prospective purchasers including first time buyers or those looking for a property with great letting potential.

## LOCATION

There are excellent local amenities within walking distance including shops, pub and restaurant, butcher, bakers, post office, pharmacy, doctors, nursery and hairdressers. Primary School and Secondary/Community School (Pool and Leisure Centre). 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 also nearby.

## ENTRANCE

Front door opens onto the carpeted stairs leading to the landing. Door opens into the living room and there is a cupboard housing the electrics and consumer board.

## LIVING ROOM

4.89m x 3.56m (16'0" x 11'8")

The living room is a generous sized and bright room with window to the front allowing a good source of natural light. Laid with carpet, this room has a door leading through to the hallway.

## HALLWAY

From here, access is gained to the shower room, kitchen and bedroom. There is a hatch providing access to the partially floored loft space along with a built in single cupboard providing good storage and shelving.

## KITCHEN

3.41m x 1.80m (11'2" x 5'10")

The kitchen is fitted with an ample supply 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 the Induction hob with electric oven under. There is space for a fridge freezer and plumbing for a washing machine. Window to the rear, extractor hood and wooden flooring complete this room.

## BEDROOM

3.30m x 2.67m (10'9" x 8'9")

The bedroom is a double room with window to the rear and benefits from built in double wardrobes located behind sliding mirrored doors. Carpet.

## SHOWER ROOM

1.93m x 1.68m (6'3" x 5'6")

The shower room is furnished with a dual flush WC, wash hand basin with wall mounted cabinet with surrounding lights and a quadrant shower housing an electric shower. With a patterned window to the side, this room is finished with attractive wet wall, floor tiles and an infrared heated towel rail.

## HEATING

Rointe electric radiators.

## GLAZING

Primarily double glazed with the exception the shower room and front door.

## PARKING

Allocated parking space.

## COUNCIL TAX

Band B

## EPC

Band D57



## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, Induction hob and electric oven.

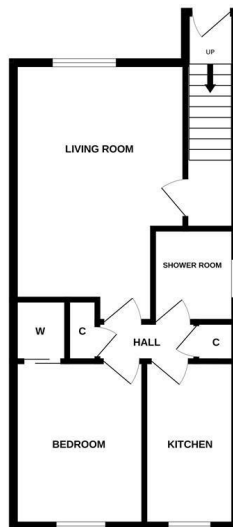
## SERVICES

Mains water, drainage, electricity, telephone and TV point.

## VIEWING

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

GROUND TO FIRST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, wall, ceiling, rooms and plot area are approximate and no responsibility is taken for any mis-statement or omission of this content. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are based on the plan and no guarantee as to their operability or efficiency can be given.  
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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

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