



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blinds, dishwasher, and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

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

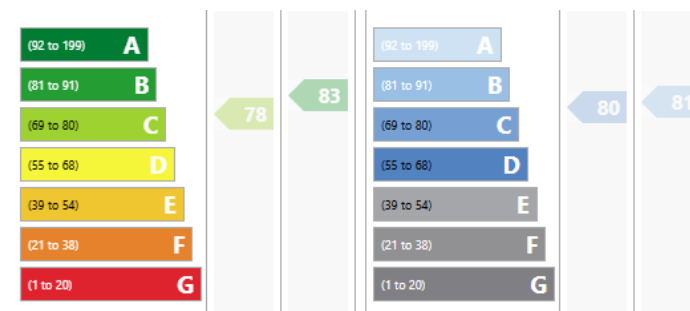
Entry

By mutual agreement.

Home Report

Home Report Valuation - £235,000

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



32 Culduthel Avenue

Inverness

IV2 6BD

This generous, three bedroomed semi-detached villa is located in the popular Culduthel area of the city and boasts a low maintenance rear garden, and residents' parking.

OFFERS OVER £234,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Semi-Detached House



3 Bedrooms



1 Reception



1 Bathroom



Gas



Garden



Residents' Parking

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge

Property Description

Situated on the South side of Inverness, located close to a number of excellent amenities, 32 Culduthel Avenue is a well presented three bedroomed semi-detached house with garden grounds that is perfectly positioned in a quiet residential street. This attractive home is sure to appeal to a number of prospective purchasers including first time buyers, young couples and families, as it provides a fantastic space for modern day living and entertaining. Inside you are treated to a number of appealing features including a fitted kitchen, double glazed windows, gas central heating, and a modern bathroom. Entering the property, you are greeted with a spacious entrance hall (with built-in cupboard) which leads to the useful WC, and the cosy front facing lounge. This welcoming space is ideal for having relaxing days and evenings indoors, and in turn leads to the open plan kitchen/diner. This fully equipped room forms the heart of the home and is a bright and airy space for any family to enjoy. It provides room for a good sized table and chairs for dining, plus has the advantage of French doors which open on to the enclosed rear garden, offering indoor/outdoor living. It is fitted with sleek, wall and base mounted units with worktops and complimentary splashbacks, and has a sink with mixer tap and drainer. Integrated appliances include a dishwasher, an induction hob with extractor fan over, an electric oven, plus space for a fridge-freezer. Upstairs the landing, gives access to three bedrooms, (all which have fitted storage) along with the loft, and useful airing cupboard. Completing the accommodation is the stylish family bathroom which has a vanity wash hand basin, a WC, and a bath with shower over. This is finished by chrome sanitaryware and contemporary wet-walling.

Outside, the compact front garden is laid to gravel, keeping it low maintenance, and has gated access to the side elevation which in turn leads to the rear garden. This area is delicately decorated with plant pots and shrubs, adding a pop of colour and is the ideal setting for al-fresco dining and enjoying the warm summer months having a well-placed patio area which is complemented with gravel and slate. Sited here and included in the sale is a fantastic timber framed garden shed. Parking is available to the front elevation, along with additional parking spaces for visitors. Overall, this lovely home is in walk-in condition, making it an idea purchase for those looking for a quality property in great location and early viewing comes recommended.

Locally, there are excellent amenities and services located nearby including Primary and Secondary schooling, a vet, eateries, and two major supermarkets with petrol stations. Fairways Retail Park is just a short distance away and includes a bar and restaurant, golfing range and a Travelodge. It's located near to the Southern Distributor Road, which offers easy access onto the A9, Raigmore Hospital and Inshes Retail Park.



Lounge



WC



Bathroom

Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 3.09m x 4.68m
 - Kitchen/Diner
Approx 5.10m x 2.68m
 - WC
Approx 1.90m x 1.10m
 - Landing
 - Bathroom
Approx 1.90m x 2.01m
 - Bedroom One
Approx 3.09m x 3.09m
 - Bedroom Two
Approx 3.62 x 3.56m*
 - Bedroom Three
Approx 2.44m x 2.62m
- *At widest point



Bedroom Three

