



Innes & Mackay

## 38 Blackwell Avenue, Inverness, Inverness IV2 7DY

- SEMI-DETACHED BUNGALOW
- LOCATED IN THE POPULAR CULLODEN DISTRICT OF INVERNESS
- IMMACULATE CONDITION THROUGHOUT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- OFF-STREET PARKING

Offers Over  
**£175,000**



## PROPERTY DESCRIPTION

This well-presented two bedroom, semi-detached bungalow is located in the sought-after Culloden area of Inverness. Decorated in neutral tones throughout, this property benefits from gas central heating, enclosed front and rear gardens along with modern kitchen and bathroom. An ideal opportunity for the first time buyer or buy to let investor. Early viewing is highly recommended.

## 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.

## GARDEN

The front garden is predominantly laid to lawn with large shrub in the centre, and enclosed with timber fencing. There are concrete steps down to the paved pathway

leading to the front door and alongside the property towards the wrought iron gate, providing access to the rear garden and driveway. The rear garden is laid with gravel chips with a decking area, providing an ideal spot for outdoor entertaining. Timber fencing and hedging surround the garden here. There is a shed which is included in the sale.

## ENTRANCE VESTIBULE

Front door opens into the entrance vestibule, providing access to the lounge, kitchen and storage cupboard.

## KITCHEN

2.82 x 1.82 (9'3" x 5'11")

The modern kitchen is fitted with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the ceramic hob with extractor hood above and electric oven below, composite sink with drainer to the side, under counter washing machine and freestanding fridge freezer. There is a window and door to the side. LVT flooring completes this room.

## LOUNGE

4.73 x 3.21 (15'6" x 10'6")

The lounge is a bright, comfortable room with windows to the front elevation. There is an electric fire and alcove with attractive lighting and storage below, providing a pleasing focal point. Glazed door provides access to the rear hallway. Carpet completes this room.



## HALLWAY

The rear hallway provides access to the two bedrooms and bathroom. Ceiling hatch provides access to the loft, where the combi boiler is located.

## BEDROOM 1

3.31 x 2.59 (10'10" x 8'5")

Bedroom one is a double room located to the rear elevation. This room is laid with carpet and benefits from an integral wardrobe with sliding mirrored doors.

## BEDROOM 2

3.19 x 2.44 (10'5" x 8'0")

The second bedroom is also a double room with window to the rear. Carpet.

## HEATING

Gas central heating.

## GLAZING

Double glazing.

## PARKING

Off-street driveway parking.

## COUNCIL TAX BAND - C

## EPC BAND - C

## SERVICES

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

## EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, white goods. Garden shed.

## VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay (01463) 251200.



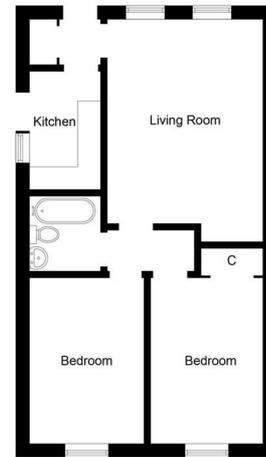


Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co © (D1268935)

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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