



Innes & Mackay

## 31 Ferntower Avenue, Culloden, Inverness, IV2 7EY

- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- LOCATED IN THE POPULAR CULLODEN DISTRICT OF INVERNESS
- AMPLE OFF-STREET DRIVEWAY PARKING
- DETACHED GARAGE WITH POWER
- GAS CENTRAL HEATING

Offers Over  
£220,000



## PROPERTY DESCRIPTION

31 Ferntower Avenue is situated in the sought-after Culloden district of Inverness, close to local amenities and schools. This property benefits from well-proportioned accommodation throughout, comprising of a spacious lounge/diner, kitchen, three bedrooms, bathroom and ample storage. With off-road driveway parking and detached garage, the property has gas central heating and is fully double glazed. Requiring a degree of upgrading and decorating, this comfortable home would make an ideal first time buy or investment opportunity.

## LOCATION

The property is located in the popular Culloden area, which is an established residential area, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities at nearby Culloden Shopping Centre including doctor's surgery, chemist, general store, butcher and hairdressers. There are further shops at Smithton offering a convenience store and barbers. There is primary schooling nearby at Duncan Forbes primary school and secondary education provided at Culloden Academy. Culloden Academy also has a community leisure centre and swimming pool on site. There are good bus links to the city centre, which provides a full range of shops and leisure facilities.

## GARDEN

Wrought iron gates open onto the lengthy lock-block driveway, which runs alongside the property, providing ample space for parking. There is an area of lawn located at the front. The rear garden is predominantly laid to lawn and enclosed with timber fencing, with paved pathway leading to the rear door.

## ENTRANCE HALLWAY

The carpeted L-shaped hallway provides access to three bedrooms, bathroom, lounge and four storage cupboards, one of which houses the boiler. Ceiling hatch provides access to the loft space.

## LOUNGE/DINER

6.44 x 3.86 (21'1" x 12'7")

The lounge/diner is a spacious room, with ample space for living and dining furniture. There is a large window to the front elevation, allowing a good degree of natural light. Glazed door provides access to the kitchen.

## KITCHEN

3.01 x 2.96 (9'10" x 9'8")

The kitchen is laid with vinyl flooring and fitted with a combination of wall mounted and floor-based units with worktop, gas hob with oven below and extractor hood above, washing machine, condenser tumble dryer, dishwasher, stainless steel sink with drainer to the side and space for a freestanding fridge freezer. There is a window to the rear and door provides access to the garden.

## BEDROOM 1

4.40 x 2.97 (14'5" x 9'8")

Bedroom one is a large double room, laid with laminate flooring and window to the front elevation.

## BEDROOM 2

3.48 x 2.64 (11'5" x 8'7")

The second bedroom is also a double room, with a single built in storage cupboard. Window to the rear and carpet finish this room.

## BATHROOM

2.27 x 1.86 (7'5" x 6'1")

The bathroom is furnished with a WC, wash hand basin, shower bath with electric shower over and screen to the side. Laminate flooring and window to the side complete this room.



### **BEDROOM 3**

2.80 x 2.59 (9'2" x 8'5")

Bedroom three is located to the rear, with a single built in storage cupboard. Laminate flooring.

### **HEATING**

Gas central heating.

### **GLAZING**

Double glazing.

### **PARKING/GARAGE**

Ample off-street driveway parking. Detached single garage with power and inspection pit.

### **COUNCIL TAX BAND - D**

### **EPC BAND - C**

### **SERVICES**

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

### **EXTRAS INCLUDED**

All fitted carpets, curtains, blinds, integrated appliances, washing machine, condenser tumble dryer and dishwasher.

### **VIEWING ARRANGEMENTS**

Viewing through Innes and Mackay Property department on (01463) 251200.





Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1270564)

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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