



Innes & Mackay

48 CULDUTHEL AVENUE, INVERNESS, IV2 6BD

- SEMI-DETACHED BUNGALOW LOCATED IN THE POPULAR CULDUTHEL AREA OF INVERNESS
- LOCATED CLOSE TO LOCAL AMENITIES
- BRIGHT AND COMFORTABLE LOUNGE
- KITCHEN/DINER
- THREE BEDROOMS
- CORNER PLOT

**OFFERS OVER
£235,000**



PROPERTY DESCRIPTION

This three-bedroom semi-detached bungalow is situated in a quiet cul-de-sac in the highly sought-after Culduthel area of Inverness. Ideally located close to a range of local amenities, the property offers spacious and well-proportioned accommodation throughout. In addition, it benefits from a private enclosed rear garden, gas central heating and double glazing.

LOCATION

Culduthel Avenue is located in a desirable residential development situated just off Culduthel Road. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. There are local amenities at Fairways Retail, including a bakers, hairdressers, barbers and circuit gym; as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar and an Asda superstore with petrol station. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, petrol station, garden store, Bannatynes Health Club and Playzone/nursery. Primary schooling is available at Lochardil Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and provides

an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities

GARDENS

A paved pathway leads to the front door, with a small garden area laid with gravel. The pathway continues alongside the property providing access to the rear garden. The rear garden is fully laid to lawn and enclosed with timber fencing providing good privacy. A small patio area provides an ideal space for outdoor entertaining.

ENTRANCE VESTIBULE

The front door opens into the vestibule which is laid with carpet. There is a double integral cupboard with sliding doors providing ample storage.

HALLWAY

The L shaped hallway is laid with carpet and provides access to the lounge, kitchen/diner, three bedrooms, bathroom, WC and storage cupboard. A ceiling hatch provides access to the loft space.

LOUNGE

4.90m x 3.45m (16'0" x 11'3")

The bright and comfortable lounge is laid with carpet and enjoys a good degree of natural light courtesy of French doors to the rear garden.



KITCHEN/DINER

5.77m x 2.85m (18'11" x 9'4")

The kitchen area is laid with vinyl and fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, integrated oven with gas hob and extractor hood, freestanding fridge freezer, washing machine and space for a dishwasher. The dining area is laid with carpet and provides ample space for dining furniture. There are windows to the rear and side elevations and access is provided to the enclosed garden.

BEDROOM 1

3.93m x 3.25m (12'10" x 10'7")

This double room is laid with carpet and benefits from a double integral wardrobe with mirrored sliding doors. There is a window to the side elevation.

BEDROOM 2

3.94m x 3.93m widest points (12'11" x 12'10" widest points)

Bedroom two is another double room, laid with carpet. This room has a window to the side elevation and also benefits from a double integral wardrobe with mirrored sliding door.

BEDROOM 3

2.93m x 2.17m (9'7" x 7'1")

The third bedroom is a single room, laid with carpet and has a window to the side elevation.

BATHROOM

2.45m x 2.06m (8'0" x 6'9")

The bathroom is furnished with a wash hand basin with fitted storage below, WC, bath with mains shower and extractor fan. There is a window to the side elevations. Vinyl flooring completes this room.

WC

1.49m x 1.20m (4'10" x 3'11")

This room is laid with vinyl and furnished with a wash hand basin and WC.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Ample parking for residents and visitors

COUNCIL TAX BAND - D

EPC BAND - C



SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, washing machine and fridge freezer is included in the sale.

VIEWING ARRANGEMENTS

By appointment through Innes & MacKay Property Department on 01463 251200.







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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