



Innes & Mackay

**6 Fir Place, Culloden,  
Inverness, IV2 7LE**

- TWO BEDROOMS
- FIRST FLOOR FLAT WITH OWN ENTRANCE
- GAS WARM AIR HEATING
- GENEROUS SIZED KITCHEN
- SHOWER ROOM
- OWN GARDEN
- GARAGE
- OFF ROAD PARKING

**Offers Over  
£145,000**



## DESCRIPTION

Located in the popular and residential area of Culloden in a quiet cul-de-sac location, this two bed first floor flat offers anyone looking for a spacious property with pleasing and open views out across fields towards the Kessock Bridge and beyond. The flat which benefits from a modern kitchen and shower room, has gas warm air heating and is fully double glazed. In addition to this, there is off road parking, single detached garage and enclosed garden to the rear.

## 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 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 gardens to the front are laid to grass and a paved pathway with wooden railing leads to the front door. The driveway to the side provides off road parking and leads to the single detached garage. The rear garden is planted with a selection of bushes, trees and enclosed with wooden fencing. Gate to the rear leads out to the public footpath.

## ENTRANCE HALLWAY

Front door opens into the entrance hallway and onto the stairs which lead up to the upper landing. From here, access is

gained to the lounge, two bedrooms and shower room. A hatch with drop down ladder, opens into the partially floored loft space where the hot water tank is located. A good sized cupboard houses the Gas warm air unit.

## LOUNGE

4.80m x 3.56m (15'8" x 11'8")

The lounge which is carpeted. is located to the front elevation and has a door leading through to the kitchen. A focal point of this room is the freestanding fireplace which houses a coal effect electric fire.

## KITCHEN

3.00m x 2.47m (9'10" x 8'1")

The kitchen is fitted with a good range of modern floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the one and a half bowl stainless steel sink with drainer to the side along with a the electric hob which has a double oven under and extractor hood above. Integrally fitted is the fridge freezer and there is space and plumbing for a washing machine. Laid with Laminate floor tiles, the kitchen also has a shelved cupboard providing additional storage, and a window to the rear where pleasing viewings can be enjoyed.

## BEDROOM 1

3.52m x 2.71m (11'6" x 8'10")

Bedroom one is a double room located to the front elevation and benefits from built in wardrobes located behind sliding doors. Carpet.

## BEDROOM 2

3.08m x 2.71m (10'1" x 8'10")

The second bedroom located to the rear of the property, is a double room with built in furniture providing fantastic storage, hanging rails and drawer space. Laid with carpet, this room enjoys open views across the fields and beyond.



## SHOWER ROOM

2.07m x 1.94m (6'9" x 6'4")

The shower room is furnished with a dual flush WC, wash hand basin and quadrant shower cubicle housing a mains shower. Window to the rear, ladder style heated towel rail and vinyl flooring completes this room.

## HEATING

Gas warm air central heating.

## GLAZING

Fully double glazed.

## COUNCIL TAX BAND

Band B

## EPC

Band D67

## EXTRAS INCLUDED

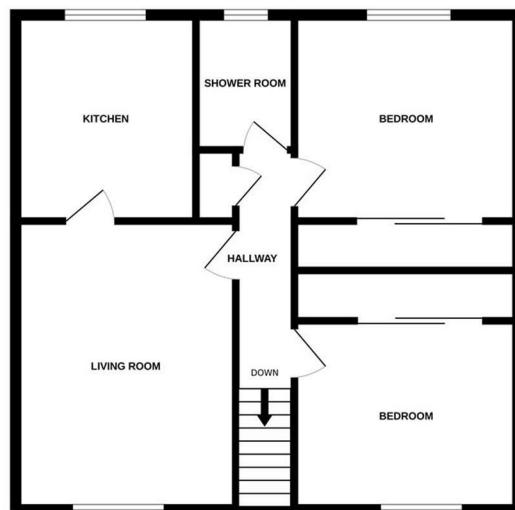
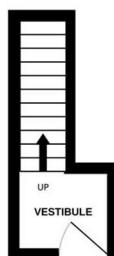
All fitted carpets, curtains, blinds, washing machine, electric hob, double oven, cooker hood and integrated fridge freezer are all included in the sale.

## SERVICES

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

## VIEWING

Viewing is through Innes and Mackay property department (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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