



**Harper
Macleod LLP**
Estate Agents & Solicitors



23 Blackwell Avenue, Culloden, Inverness, IV2 7DY

Offers over £110,000

Fabulous opportunity for a first-time buyer or for someone downsizing to purchase a spacious one bedroom ground floor flat, in walk-in condition, situated within a two storey block of similar flats in a cul-de-sac located in the popular residential area of Culloden approximately 5 miles east of Inverness.

The home benefits from a spacious garden room which is fully insulated, ideal for working from home or as a hobby room.

The accommodation comprises an entrance vestibule, lounge, hallway, kitchen, bedroom and modern bathroom.

Culloden shopping centre is within walking distance and has a doctor's surgery, chemist, convenience store with post office, butchers and hairdressers.

Culloden also benefits from a community leisure complex based within Culloden Academy. Primary school children attend Duncan Forbes Primary School. This property is also within cycling distance of the Inverness Campus of the UHI.

A regular bus service runs to and from Inverness City centre where an extensive range of retail, leisure and business facilities can be found. Inverness also offers excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Entrance vestibule

3'0" x 4'1" (0.93m x 1.27m)

Lounge

10'9" x 15'1" (3.29m x 4.60m)

Window to front. Wall lights. T.V. point. Carpet.

Hallway

5'8" x 2'9" (1.73m x 0.85m)

Doors to lounge, bedroom, bathroom and kitchen. Storage cupboard housing central heating boiler. Storage cupboard with shelves. Smoke alarm. Tel. point. Carpet.

Kitchen

5'9" x 11'1" (1.77m x 3.39m)

Door and window to rear. Wall and base units with worktop and splashback. Stainless steel sink with right hand drainer. Integrated Zanussi electric cooker. Hotpoint fridge/freezer. Strip light. Wall heater. Laminate flooring.

Bathroom

6'2" x 5'4" (1.88m x 1.65m)

Window to side. White WC and pedestal wash hand basin. Bath with dual head mains shower above, wet wall to walls and shower screen. Vertical chrome towel radiator. PVC ceiling panelling. Spotlights. Extractor. Laminate flooring.

Bedroom

8'8" x 11'1" (2.65m x 3.40m)

Window to rear. Double mirrored wardrobe. Carpet.

Outbuildings

Garden room

11'1" x 7'2" (3.39m x 2.19m)

Double glazed French doors and window to front. Blinds and laminate flooring. Power points. Fully insulated.

Garden shed

The garden shed is attached to the garden room.

Outside

A paved path at the front leads up to the entrance door. There is a gate to the side leading to the rear garden.

The rear garden is mainly laid to lawn with shrubs and trees. There is a decking path with matting leading up to the garden room, which is ideal for a home office or for outdoor entertaining.

Extras

All fitted carpets, curtains, blinds and fridge/freezer are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

Services

Mains electricity, gas, water and drainage.

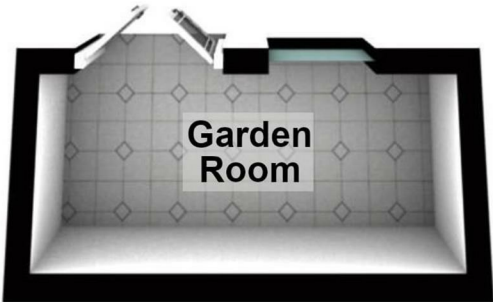
EPC Rating C

Council Tax Band B

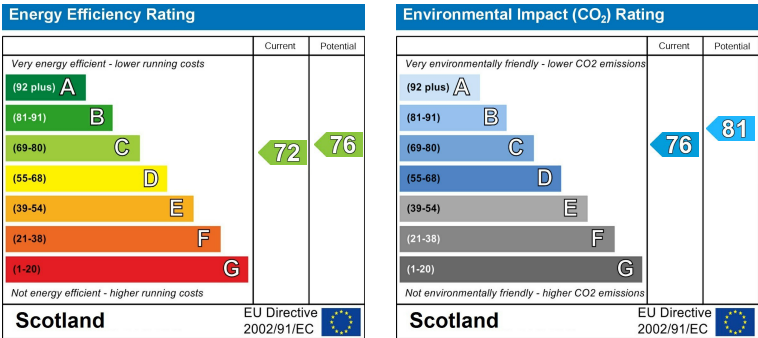




Ground Floor



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.