



5 BLACKWELL ROAD CULLODEN, INVERNESS, IV2 7DZ

2 Bedroom Semi-Detached Villa with Linked
Garage

- Entrance Vestibule
- Lounge
- Modern Fitted Kitchen
- 2 Bedrooms
- Modern Bathroom
- Electric Heating
- Double Glazing
- Garden
- Garage
- EPC Band - E





DESCRIPTION

This semi-detached villa has been well maintained and offers comfortable, modern accommodation with attached garage and an enclosed rear garden. The lounge is pleasantly set to the front of the property and has an open tread staircase leading to the first floor. The kitchen is nicely fitted and has space for a small table and chairs. Both the bedrooms are doubles and the bathroom appreciates a white suite. Benefiting from electric heating and double glazing, this lovely home would make an idea starter home and has excellent letting potential. Viewing is recommended.

LOCATION

The property is situated in a quiet cul-de-sac in the pleasant residential area of Culloden, which is served by a regular bus service and is within easy reach of all city centre amenities (approximately 5 miles distant). Culloden Shopping Centre provides for all your local needs including doctors surgery, chemist, general store, butcher, hot food takeaway and hairdressers. Primary school children would attend Duncan Forbes while older children would attend Culloden Academy, which is a community school with swimming pool.

DIRECTIONS

From Inverness, take the A96 road travelling towards Nairn. Go straight on at the roundabout adjacent to the Tesco Extra Store & retail park and at the next roundabout take the second exit onto the Smithton/Culloden road. At the second set of traffic lights (just after the Spar and Culloden Car Sales) go straight on, through another set of lights and take the second turning to the right into Blackwell Road. Take the first left and No 5 is on the right hand side.



ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE 1.27m x 1.12m

Window to front. Low level cupboard with shelving and housing the electric card meter and consumer units. Door to Lounge.

LOUNGE 4.69m x 3.59m

Set to the front of the property with window overlooking the garden. Telephone and TV points. Open plan staircase to First Floor. Open to Kitchen

KITCHEN 3.59m x 2.40m

Window overlooking the enclosed rear garden. Fitted with modern base and wall units incorporating integral dishwasher. Built in electric oven, hob and extractor. Space for washer/dryer and fridge/freezer. Inset stainless steel sink with mixer tap and drainer. Door to rear Garden.

FIRST FLOOR

Door to shelved linen cupboard (housing hot water tank). Hatch to attic. Smoke detector. Doors to two Bedrooms and Bathroom.

BEDROOM 1 2.98m x 2.64m

Set to the front of the property with window. TV point. Double fitted wardrobe with mirrored sliding doors, shelf and hanging rail.

BEDROOM 2 3.60m x 2.09m

Set to the rear of the property with window overlooking the garden.

BATHROOM 1.95m x 1.68m

White suite incorporating WC, wash hand basin and bath with shower above. Ladder style radiator.

GARDEN

The front garden is paved with gravelled areas and the driveway to the side leads to the garage. To the rear, the garden is fully enclosed by high fencing ensuring a safe environment for children/pets. Paved patio area. Rotary clothes dryer. Exterior light.

GARAGE 5.74m x 2.52m

Up and over door. Power and light. Hatch to LOFT (via a pull down ladder). Pedestrian door to Garden.





HEATING

The subjects benefit from electric heating.

GLAZING

The property benefits from double glazing.

EXTRAS

All fitted floor coverings, curtains and blinds, integral dishwasher, oven and hob and extractor are included in the sale price. The washer/dryer can be purchased by separate negotiation.

COUNCIL TAX

The current Council Tax band on this property is band C. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

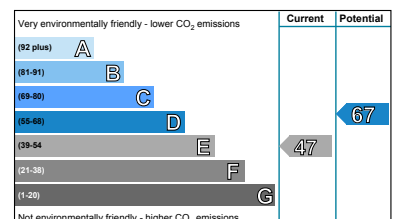
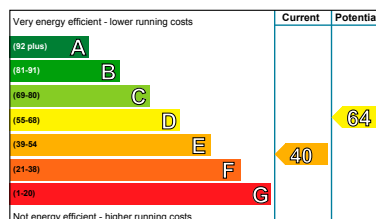
ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 or alternatively the Seller, evenings and weekends on 07730562094 to arrange an appointment to view.

E-MAIL: tlyon@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

