

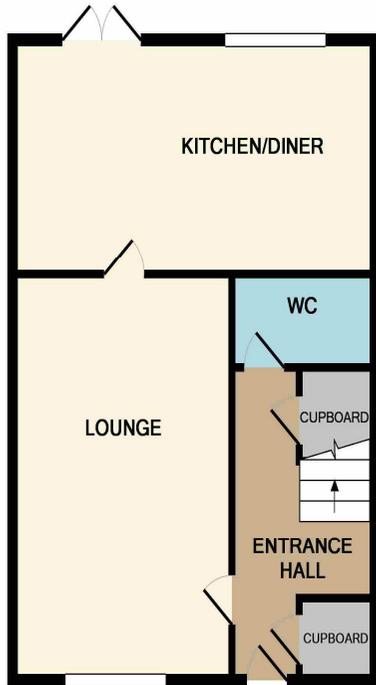
ACCOMMODATION

GROUND FLOOR

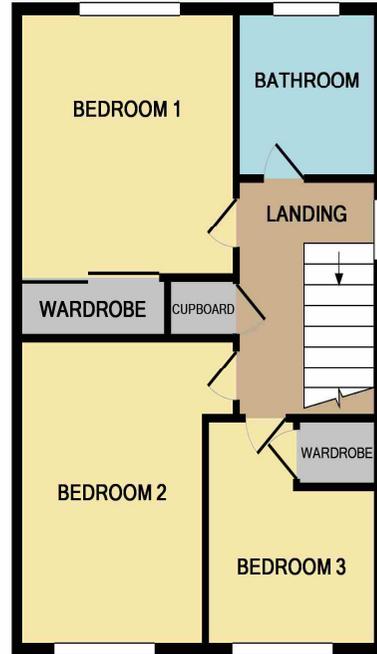
- Lounge 15'6" x 10'3" (4.72m x 3.12m)
- Dining Kitchen 16'11" x 9' (5.16m x 2.74m)
- Cloakroom 6'3" x 3'7" (1.91m x 1.09m)

FIRST FLOOR

- Bedroom (1) 10'4" x 9'11" (3.15m x 3.02m)
- Bedroom (2) 11'11" x 10'4" (3.63m x 3.15m)
- Bedroom (3) 8'10" x 8'1" (2.69m x 2.46m)
- Bathroom 6'6" x 5'8" (1.98m x 1.73m)



GROUND FLOOR



1ST FLOOR

10 Westhill shopping centre, Westhill, ab32 6rl

tel: 01224 740718 fax: 01224 743986 e-mail: westhill@storiecs.co.uk

2 bon-accord crescent , Aberdeen, ab11 6dh

tel: 01224 587261 fax: 01224 580850 e-mail: info@storiecs.co.uk

DISCLAIMER : These particulars do not form part of any contract and the information , measurements and plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at widest point. No services or appliances have been tested and no warranty is given. Only offers using Scottish Standard Clauses will be considered. The seller is not obliged to accept the highest or any offer.

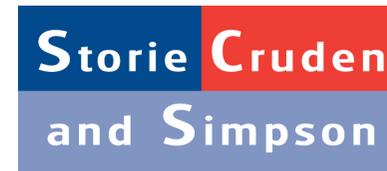
10 Culduthel Avenue, Inverness IV2 6BD



Three Bedroomed Semi-Detached Dwellinghouse

Offers Over £169,500

viewing tel : 01667 258467 or 07786451083



Solicitors • Estate Agents • Notaries





LOCATION—The property is situated in a cul-de-sac in a modern development within a highly desirable residential area approximately three miles from Inverness City Centre. It is well placed for Primary and Secondary schools, as well as the Inshes Retail Park and Raigmore Hospital.

DESCRIPTION—We are pleased to offer for sale this **IMMACULATE THREE BEDROOMED SEMI-DETACHED DWELLINGHOUSE** built by Tulloch Homes. This property makes an ideal family home and benefits from a gas central heating system and timber double glazed windows. On the ground floor the accommodation comprises; Entrance Hall, storage cupboard with further under stair storage; front facing spacious Lounge with glazed door to the Dining Kitchen; modern Kitchen featuring cream gloss base and wall units with contrasting black worktops and white tiled splashback, fully equipped with integral electric oven, gas hob and extractor fan above, integral dishwasher, integral washer/dryer, space for fridge/freezer and 1 1/2 stainless steel sink with drainer, spacious Dining Area with patio doors out to rear garden; Cloakroom with two piece white suite. Staircase to first floor accommodation comprising Upper Hall with window to side, storage cupboard; rear facing spacious Double Bedroom with built-in wardrobes featuring sliding mirrored doors; front facing good sized Double Bedroom ; further smaller Double Bedroom with single wardrobe; Bathroom with three piece white suite and shower over the bath. Viewing is highly recommended to appreciate this well presented three double bedroomed property is a much sought after residential area of Inverness.

OUTSIDE— Parking to front of property. Front garden with paved path leading up to the front door, laid to lawn at either side. Fully enclosed rear garden with timber fencing. Patio and lawn area with mature shrub borders. Shed to remain.

EXTRAS—All fitted floor coverings, light fittings, curtains and blinds will remain.

DIRECTIONS—From Inverness City Centre, take the road below the Castle along the riverside keeping to the left of the Ness Bank Church onto Haugh Road. Continue to Island Bank Road and approximately one mile from the Castle, take a left onto Stratherrick Road. Continue to the end of the road and take the first left at the roundabout onto the distributor road. Take the first left at the roundabout into Culduthel Avenue. The property is situated in the cul-de-sac on the right.

EPC = C

COUNCIL TAX BAND = D

