



Innes & Mackay

18 CULDUTHEL COURT, INVERNESS IV2 4FB

- ONE BEDROOM FIRST FLOOR FLAT
- LOCATED CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR
- OFF-STREET PARKING
- DOUBLE GLAZING

Offers Over
£115,000



PROPERTY DESCRIPTION

This one bedroom first floor flat is located in the popular area of Culduthel, convenient for a variety of amenities. The property benefits from well-proportioned accommodation throughout, together with off-street parking, electric heating and double glazing. Early viewing recommended.

LOCATION

Culduthel Court is located just off Slackbuie Avenue which adjoins the Southern Distributor Road from where one gains good access to a range of outlets including Asda and Fairways Golf Club/restaurant. Located a short distance from here is the the Inshes Retail Park, Raigmore Hospital and Police Headquarters together with Beechwood Business Park and UHI Campus. Both primary and secondary schooling are available close by all adding to the attraction of the location.

ENTRANCE HALLWAY

Shared front door opens into the entrance porchway and a carpeted stairway provides access to the first floor. Door opens into the hallway from which access is provided to the bathroom, bedroom and lounge. There are three

storage cupboards, one of which houses the water tank whilst the other two provide shelved storage.

LOUNGE

4.58 x 3.19 (15'0" x 10'5")

The lounge is a generous size and is laid with carpet. There is a window to the front elevation allowing for a good degree of natural light.

Access is provided to the kitchen.

KITCHEN

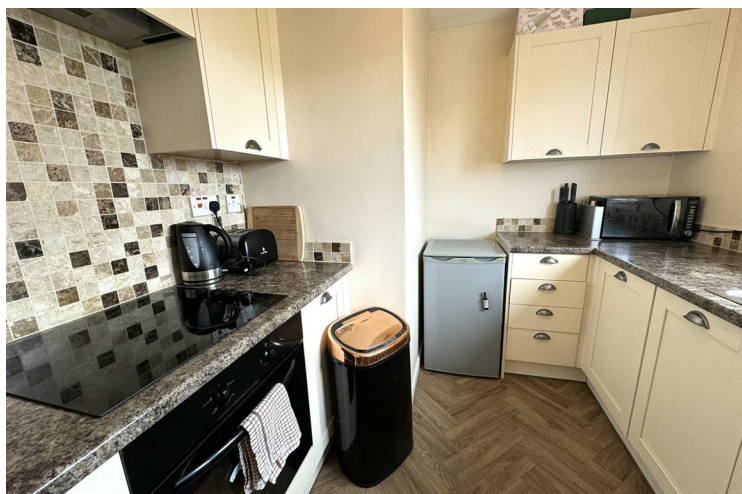
2.68 x 2.47 (8'9" x 8'1")

The kitchen is fitted with a combination of wall mounted and floor-based units with worktop, stainless steel sink with drainer, electric hob with oven under, extractor hood, and space for washing machine and fridge freezer. Large window to the front and lino flooring complete this room.

BATHROOM

2.32 x 1.57 (7'7" x 5'1")

The bathroom is fitted with lino flooring and furnished with a WC, wash hand basin and bath with electric shower over and screen to the side. Ladder-style heated towel rail, extractor fan and window to the rear complete this room.



BEDROOM

3.15 x 2.95 (10'4" x 9'8")

This double room is located to the rear elevation and benefits from integral wardrobes with sliding mirror doors, providing ample storage.

HEATING

Electric storage heating.

GLAZING

Double glazing.

PARKING

Off-street parking.

COUNCIL TAX BAND - B

EPC BAND - C69

SERVICES

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

FACTORING

A factoring fee of £28 per month covers upkeep of the grounds and communal areas.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fixtures.

VIEWING ARRANGEMENTS

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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