

28 Culcabock Avenue

Culcabock, Inverness, IV2 3RG



Offers Over £220,000





Overview

- Charming 3 bedroom end-terraced cottage
- Quiet, rarely available location, yet close to local amenities
- Open plan lounge/kitchen/diner, 3 bedrooms, family bathroom
- Enclosed private gardens with patio areas, garden shed
- Fantastic family home, or holiday let/Airbnb potential
- EPC Band D



Description

Fantastic opportunity to purchase an immaculate end-terraced cottage in a seldom available location. This deceptively spacious property has been reconfigured and upgraded and now offers a fantastic open plan home. Improvements include a new; kitchen, bathroom, non toxic wooden flooring, new wool fitted carpets, bespoke wardrobes, patio doors, flat roof and the current owners replaced lead piping to the front of the property. The open plan lounge/kitchen/diner is the heart of this home and benefits from a multi fuel burning stove. There is space for a dining table with four chairs. Integrated appliances include, induction hob, electric oven, extractor and fridge/freezer. The dishwasher and washer dryer are also included in the sale. Completing the downstairs accommodation is the family bathroom with shower over the bath and entrance porch. Upstairs offers two double bedrooms and one single bedroom. The main bedroom benefits from bespoke fitted wardrobes and open outlooks over Culcabock golf course. The property benefits from gas central heating and double glazing throughout. There is good storage including the entrance porch, large under stair cupboard and floored loft area which benefits from a fixed ladder. Outside there is on-street parking to the front and a small garden. The spacious fully enclosed rear garden is mostly laid to lawn with mature trees and shrub with lovely patio areas ideally placed for barbeques and enjoying the sun. There are garden sheds, wood shed and access on to the golf course. This superb property will appeal to the discerning buyer looking for an immaculate cottage in a seldom available street in Inverness.



Room Dimensions

Lounge/Kitchen/Diner (18' 11" x 22' 3") or (5.76m x 6.78m)

Bathroom (downstairs) (10' 0" x 5' 7") or (3.04m x 1.69m)

Bedroom 1 (14' 9" x 11' 11") or (4.50m x 3.63m)

Bedroom 2 (12' 3" x 10' 1") or (3.74m x 3.08m)

Bedroom 3 (12' 0" x 7' 10") or (3.66m x 2.38m)





Floor Area

82m2

Services

Mains gas, electricity and water and drainage.
Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated appliances including electric hob, oven, extractor and fridge/freezer. Dishwasher and washing machine. Garden shed.

Council Tax

Band C

Tenure

Freehold

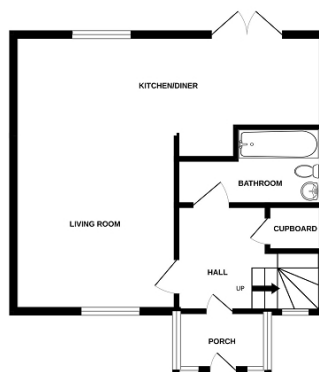
Entry

By mutual agreement.

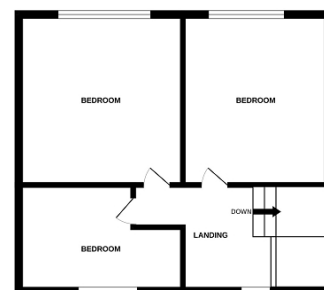
Viewing

Call Louise on 01463 233218 or 07796 673594.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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