

42 Wallace Place, Culloden

Inverness, IV2 7NF

Offers Over £125,000



- one bed semi-detached bungalow in sought after location
- spacious property, close proximity to local amenities
- Ideal first time buy, investment or retirement property
- Lounge, kitchen, double bedroom, shower room
- Enclosed gardens to front and rear, ample parking outside
- EPC Band D

Fantastic opportunity to purchase a one bedroom semi-detached bungalow, in the popular Culloden area of Inverness. This spacious property, which will appeal to first time buyers, investors and those looking to downsize, would benefit from some upgrading and modernising. The bright lounge is well appointed with a large window overlooking the front garden and there is space for a table and four chairs. The kitchen which gives access to the rear garden, has space for a cooker, fridge/freezer and washing machine. There is a generously appointed double bedroom and completing the accommodation is the shower room. Two walk in cupboards plus a shelved hall cupboard and a partially floored loft with retractable ladder provide plenty of additional storage. There is double glazing and electric storage heating throughout. Outside, the gardens to the front and rear are fully enclosed with gravel and patio areas. There is ample off road parking to both the front and rear of the property. The convenient location and size of the property will make this a fantastic project for the discerning buyer.

Rooms

Lounge	(10' 8" x 14' 8") or (3.25m x 4.48m)
Kitchen	(10' 8" x 6' 8") or (3.24m x 2.03m)
Bedroom	(10' 5" x 11' 6") or (3.18m x 3.50m)
Shower Room	(5' 7" x 6' 9") or (1.70m x 2.05m)

Extras

All fitted floor coverings, fixtures and fittings, including light fittings. Curtain poles and window blinds. Electric cooker, fridge/freezer and washing machine.

Services

Mains electricity, water and drainage.

Tenure

Freehold

Council tax

Band A

Viewing

To arrange a viewing of this property please contact Emma on 01463 233218 or 07850 407884.



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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