

20 Culduthel Avenue, Culduthel,
Inverness, IV2 6BD

Offers Over £225,000





Overview

- Immaculate 3 bedroom semi-detached villa
- Ideal for young families or first time buyers
- Sought after Lochardil Primary school catchment
- Enclosed south/west facing rear garden
- Quiet cul de sac position
- EPC band D



Description

Fantastic opportunity to purchase an immaculate 3 bedroom semi-detached villa within the Culduthel area of Inverness. The property is situated in a quiet cul de sac, within a small development of houses and comes under the catchment area for the sought after Lochardil Primary School. On the ground floor is the bright lounge, the open plan kitchen/diner which has French doors opening onto the rear garden. Integrated appliances include a gas hob, electric oven, extractor and has space for a separate fridge/freezer and washing machine. The dining area has ample space for a table and 4 chairs. A useful wc completes the ground floor accommodation. Upstairs are the three bedrooms and the family bathroom with shower over bath. Two of the bedrooms are double bedrooms and one single, with two benefiting from fitted wardrobes. There is double glazing and gas central heating throughout and good storage with two hall cupboards and a loft for additional storage. The sunny rear garden is fully enclosed, easy to maintain with a lovely decking area and garden shed. There is ample parking to the front of the property with additional overflow spaces.



Room Dimensions

Lounge	(15' 6" x 10' 3") or (4.73m x 3.12m)
Kitchen / Diner	(16' 11" x 8' 11") or (5.15m x 2.71m)
WC	(6' 4" x 3' 8") or (1.93m x 1.12m)
Bedroom 1	(10' 3" x 10' 2") or (3.12m x 3.11m)
Bedroom 2	(12' 0" x 8' 6") or (3.65m x 2.58m)
Bedroom 3	(8' 1" x 6' 4") or (2.47m x 1.93m)
Bathroom	(6' 8" x 6' 4") or (2.03m x 1.94m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings and window blinds. Integrated appliances including gas hob, oven, extractor and washing machine.

Services

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

Floor Area

77m²

Tenure

Freehold

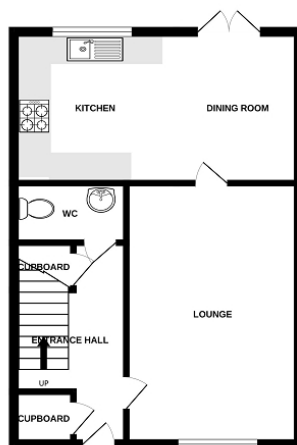
Council tax

Band D

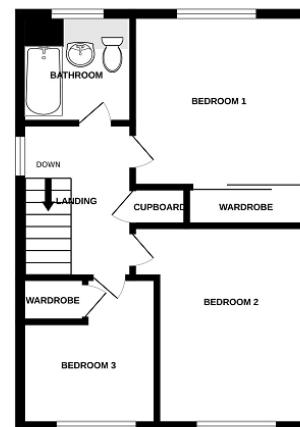
Viewing

To arrange a viewing of this property please contact Katherine on 01463 233218 or 07808292045

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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

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