

**35 Blackwell Road**  
Culloden, Inverness, IV2 7DZ

**Offers Over £110,000**



- One bedroom first floor flat in popular location
- Lounge, bedroom, kitchen and bathroom
- Ideal first time buy or investment property
- Close to local amenities and facilities
- Allocated parking and communal grounds
- EPC band D

Fantastic opportunity to purchase a one bedroom flat in the popular Culloden area of Inverness. This first floor flat would be the perfect first home for first time buyers or as an investment property with its close proximity to the UHI Campus. There is a well-appointed lounge with a large window overlooking the front. The fitted kitchen has an electric hob, cooker and extractor, fridge/freezer and washing machine which are all included in the sale. There is a good size double bedroom which benefits from fitted wardrobes. The accommodation is completed with a modern bathroom with shower over bath. There is double glazing and electric heating throughout. There is ample additional storage with two hall cupboards and attic space which is partially floored. Outside, there is allocated parking.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.

## Rooms

<b>Lounge</b>	(15' 3" x 11' 9") or (4.66m x 3.59m)
<b>Kitchen</b>	(11' 2" x 5' 11") or (3.40m x 1.81m)
<b>Bedroom</b>	(11' 2" x 8' 9") or (3.40m x 2.67m)
<b>Bathroom</b>	(6' 4" x 5' 6") or (1.93m x 1.67m)

**Floor area**  
43m<sup>2</sup>

### Extras

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

### Services

Mains electricity, water and drainage.

### Council Tax

Band B

### Tenure

Freehold

### Entry

By mutual agreement.

### Viewing

To arrange a viewing of this property please contact Katherine on 07808 292045 or 01463 233218.

