

2 Alder Place

Culloden, Inverness, IV2 7LG

Offers Over £165,000



- Spacious ground floor cottage flat in a quiet, residential cul-de-sac
- Lounge, contemporary kitchen, 2 bedrooms and modern shower room
- Private rear garden, ideal for relaxing or entertaining outdoors
- Driveway and garage, offering convenient off-street parking and storage
- Excellent first time buy or investment property
- EPC Band C

An excellent opportunity to purchase a spacious and well-maintained two-bedroom ground floor cottage flat located in the popular residential area of Alder Place, Inverness. This attractive home is ideal for first-time buyers, downsizers, or investors looking for a property that offers both comfort and convenience, with the added benefit of private outdoor space, driveway parking, and a garage. The accommodation is well laid out and features a bright and spacious lounge, ideal for relaxing or entertaining. The stylish kitchen offers ample storage and workspace with a modern finish, perfect for everyday living. There are two comfortable bedrooms, both offering flexibility for sleeping, working from home, or guest use. The recently renovated shower room has been finished to a high standard, offering a fresh and contemporary feel. Externally, the property enjoys a private rear garden, perfect for outdoor dining or gardening, along with a driveway to the front and a single garage providing secure parking or additional storage. This well-presented flat is ready to move into and offers a rare combination of ground floor living with outdoor space and parking in a convenient location.

Rooms

Lounge	(15' 10" x 11' 2") or (4.82m x 3.40m)
Kitchen	(8' 5" x 9' 11") or (2.57m x 3.01m)
Bedroom 1	(11' 11" x 8' 4") or (3.64m x 2.54m)
Bedroom 2	(8' 4" x 9' 6") or (2.54m x 2.89m)
Bathroom	(6' 2" x 5' 11") or (1.88m x 1.80m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds.

Services

Mains gas, electricity, water and drainage. Telephone and broadband available.

Council tax

Band B

Entry

By mutual agreement

Floor Area

58m²

Viewing

To arrange a viewing, Don't delay call Travis today on 07402405946 or 01463 233218.



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