

32 Old Edinburgh Court

Culduthel, Inverness, IV2 4FD

Offers Over £185,000





Overview

- Stunning 1 bedroom mid terraced cottage
- Large open plan lounge/diner, kitchen, bedroom and bathroom
- Sought after area close to city centre
- Enclosed private garden and allocated parking
- Walk in condition, ideal retirement property or holiday let
- EPC Band D



Description

Fantastic opportunity to purchase a spacious one bedroom mid terraced bungalow located close to the city centre. Built circa 1860, this B-listed cottage has been beautifully upgraded whilst retaining much period charm. In walk in condition throughout, this well-appointed property will appeal to many. The open plan lounge/diner is bright and airy, with vaulted ceiling, a stunning stone feature wall, and wood burning stove. The fitted kitchen has a good amount of cupboard and worktop space and offers an integrated electric hob, oven and extractor fan. The fridge/freezer, dishwasher and washing machine are also included in the sale. The double bedroom to the rear of the property overlooks the garden and the modern bathroom, with shower over the bath completes the accommodation. The loft is partially floored and has lights and a ladder. There is double glazed sash and case windows and a newly fitted air source heat pump which powers the underfloor heating. There is an enclosed low maintenance garden to the rear which is mainly laid to slabs and has a decking area. The workshop has power and lights, and offers additional storage, as well as a wood store and small shed. The property benefits from its own entrance, an allocated parking space and additional visitor parking. With its desirable location and easy upkeep, this charming home is ideal for those looking to downsize or invest. Please note that due to the spray foam insulation currently fitted, mortgage companies will not be willing to lend.



Room Dimensions

Lounge / Diner (17' 8" x 15' 5") or (5.38m x 4.69m)

Kitchen (7' 7" x 13' 4") or (2.30m x 4.06m)

Bedroom (8' 7" x 13' 5") or (2.62m x 4.10m)

Bathroom (6' 9" x 5' 6") or (2.05m x 1.68m)





Extras

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

Furniture included; double bed frame, 2 x bedside tables, kitchen table, dining table and chairs. TV.

Services

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

Council tax

Band D

Maintenance Charges

£18 per month to PMC for the upkeep of the communal areas including the carpark and lights.

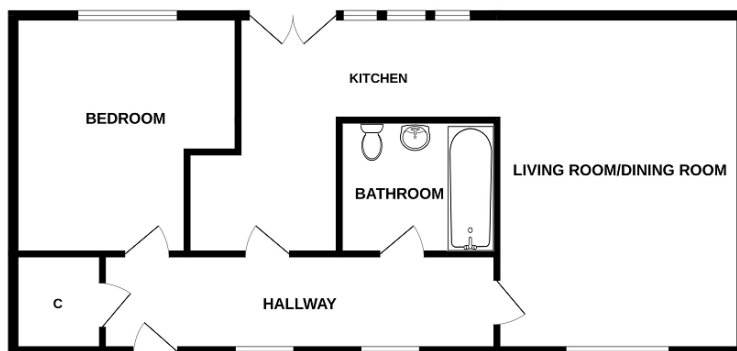
Floor Area

62m²

Entry

By mutual agreement.

GROUND FLOOR



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