

60 Culduthel Mains Court, Inverness

IV2 6RF

Offers Over £155,000



- Immaculate two bedroom first floor cottage flat
- Spacious lounge, kitchen, two bedrooms and Bathroom
- Walk-in condition throughout
- Ideal for first time buyers or investors
- Ample parking and well maintained communal grounds
- EPC Band C

Fantastic opportunity to purchase an immaculate two bedroom first floor cottage flat in the highly sought after Culduthel Mains area of Inverness. With its own private entrance and neutral decor throughout, this charming property is perfect for first-time buyers or investors seeking a hassle-free rental.

The lounge is bright and spacious and can easily accommodate a small dining table and chairs. The kitchen has an integrated gas hob, electric oven and extractor with space for a fridge/freezer and washing machine/dryer which are also included in the sale. There are two double bedrooms both of which benefit from fitted wardrobes. Completing the accommodation is the bathroom with a shower over the bath. A hall cupboard and partially floored loft provide plenty of additional storage. There is double glazing throughout and gas central heating. Outside, the grounds are communal and maintained with ample parking spaces for both residents and visitor

Rooms

Lounge	(14' 4" x 11' 0") or (4.36m x 3.35m)
Kitchen	(7' 6" x 9' 10") or (2.29m x 3.00m)
Bedroom 1	(11' 9" x 8' 10") or (3.59m x 2.69m)
Bedroom 2	(11' 9" x 8' 10") or (3.59m x 2.69m)
Bathroom	(7' 6" x 5' 10") or (2.29m x 1.79m)

Extras

All fitted floor coverings, fixtures and fittings. Window blinds and curtain poles. Integrated appliances including gas hob, electric oven and extractor. Fridge/Freezer and washing machine.

Services

Mains gas, electricity, water and drainage.

Maintenance Charges

There is a factoring charge for the maintenance of the communal areas which is approximately £50.50 per calendar month.

Council tax Band C

Viewing

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



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

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