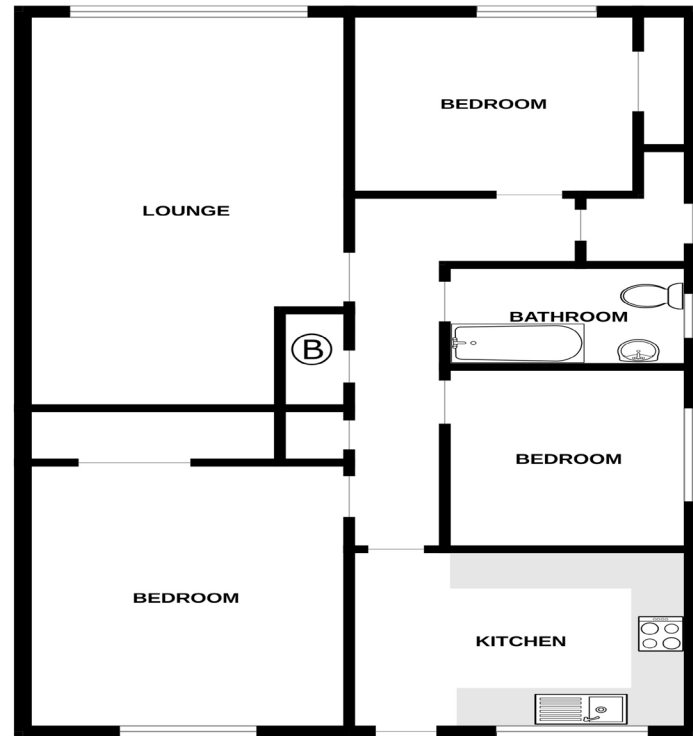




Services

Mains gas, electricity, water and drainage.

Extras

All carpets, fitted floor coverings, white goods, and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

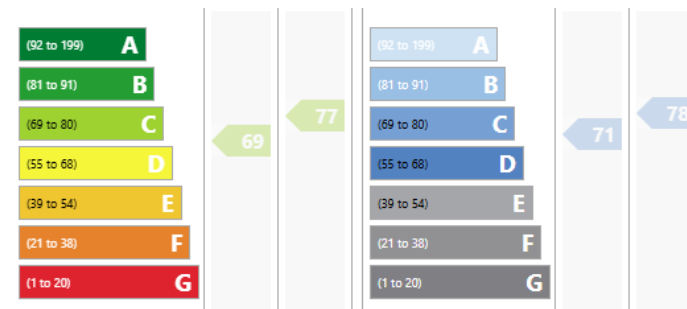
Entry

By mutual agreement.

Home Report

Home Report Valuation - £205,000

A full Home Report is available via Munro & Noble website.



10 Hazel Avenue Inverness IV2 7WR

A three bedroomed semi-detached bungalow located in the well-sought after area of Culloden.

OFFERS OVER £203,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Lounge/Dining Room



Property Description

Located in a quiet cul-de-sac in the popular Culloden district of Inverness, this semi-detached bungalow features gas central heating, double glazed windows, ample off-road parking and gardens to the front and rear elevations. The accommodation within is well proportioned throughout and will appeal to a wide range of prospective purchasers including first time buyers, the elderly or those looking for a property with fantastic rental potential, given its excellent location. Spread over one floor, the property comprises an entrance vestibule and hallway, three bedrooms, a front facing lounge/dining room and a partially, wet-walled bathroom hosting a WC, a wash hand basin and a bath with electric shower over. Completing the accommodation is the modern kitchen which gives access to the rear and comprises wall and base mounted units and worktops, and a stainless steel sink with mixer taps and drainer. There is a free-standing electric cooker with extractor fan above, a washing machine and space for an under-counter fridge-freezer. A great feature of this home is the abundance of storage it provides. The hallway has two cupboards (one which houses the boiler and water cylinder) along with two bedrooms having built-in wardrobes. The loft which is accessed from the hall offers additional storage if required. Externally, the property has gardens to the front and rear elevations, with front being laid to gravel and enclosed by mature hedging. A driveway to the side elevation provides off-road parking for two vehicles, and leads to the single garage that benefits from electricity. The rear garden is predominantly laid to paved slabs, making this a useful space for entertaining in the summer and al-fresco dining. There is a small area of lawn, a garden shed, an outdoor tap and a drying area, while mature trees and timber fencing provide privacy. Nearby, there are a small cluster of shops and amenities which include a Co-op shop, a butchers and chemist, Post Office, hairdressers and medical centre. Primary and secondary schooling are both within walking distance, and there are leisure facilities at Culloden Academy. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found.

Bedroom One



Bedroom Two



Kitchen



Rooms & Dimensions

Entrance Vestibule
Approx 1.78m x 1.23m

Entrance Hall

Bedroom Two
Approx 2.97m x 2.76m

Bathroom
Approx 1.61m x 2.64m

Lounge/Dining Room
Approx 3.28m x 6.21m*

Bedroom Three
Approx 2.56m x 2.64m

Bedroom One
Approx 4.06m x 3.29m

Kitchen
Approx 3.63m x 2.52m

Garage
Approx 00.00m x 00.00m

*At widest point

Bathroom

