

**Services**

Mains water, electricity, gas and drainage.

**Extras**

All carpets, fitted floor coverings, curtains, blinds and white goods.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

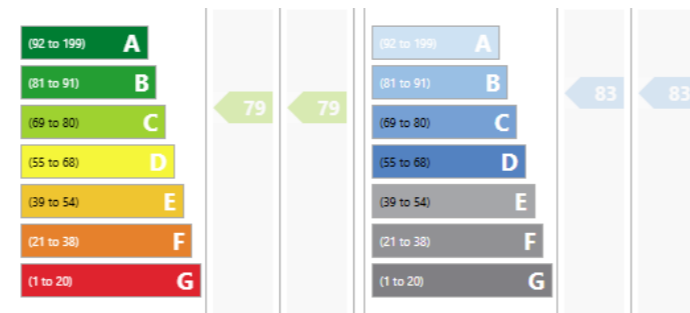
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £145,000  
 A full Home Report is available via Munro & Noble website.



**43 Culduthel Park**  
**Inverness**  
**IV2 4RU**

A two bedroomed, first floor flat that is fully double glazed, has gas central heating and is located in the popular Culduthel area of Inverness.

**OFFERS OVER £143,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Flat
- 2 Bedrooms
- 1 Reception
- 2 Bathrooms
- Gas
- Communal Garden
- Allocated Parking

**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



Kitchen



**Property Description**

43 Culduthel Park is a well-situated two bedroomed, first floor flat located in the desirable Culduthel area of the city and has a number of pleasing features including gas central heating, double glazed windows, great storage facilities, new carpets and has been freshly painted throughout. Accessed through a secure communal entrance, the accommodation is in walk-in condition and comprises an entrance hallway, off which is a bathroom, two bedrooms, with the principal bedroom boasting an en-suite shower room, and a bright and airy lounge, which also gives access to the kitchen. This sizeable room comprises wall and base mounted units with worktops and splashback tiling, and is fitted with 1 1/2 sink with mixer tap and drainer. The integrated goods include a gas hob with extractor fan over, and new electric oven, and there is a free-standing fridge-freezer and washing machine that are both included in the sale. The bathroom is fitted with a three piece suite comprising a WC, a vanity wash hand basin and a bath with shower over, while the en-suite shower room is fitted with a WC, a new shower cubical and wash hand basin. A great feature of this flat is the storage it provides, with two cupboards in the hallway, the principal bedroom boasting mirrored wardrobes with sliding doors, whilst the second bedroom has a built-in wardrobe.

Externally, the property sits within a well-kept communal ground area and comes with residents' parking, along with ample additional parking for visitors. To the rear elevation is a woodland area which is excellent for outdoor walks and cycling. There are excellent local amenities and services located nearby at Fairways Retail Park which include a bar and restaurant, golfing range and a Travelodge. It also lies within close proximity to the Southern Distributor Road and offers easy access onto the A9. Raigmore Hospital and Inshes Retail Park are situated approximately one mile away, where a number of major retailers can be found including a Tesco supermarket & petrol station, Matalan Store, takeaway restaurants and nursery. The property is located on a bus route, allowing for easy access to the city centre, where a more comprehensive range of amenities can be found.

**Rooms & Dimensions**

- Entrance Hall
  - Bathroom  
*Approx 2.71m x 1.80m\**
  - Lounge  
*Approx 4.07m x 4.54m*
  - Kitchen  
*Approx 2.70m x 2.63m*
  - Bedroom One  
*Approx 5.12m x 2.66m\**
  - Bedroom One En-Suite Shower Room  
*Approx 1.99m x 1.53m*
  - Bedroom Two  
*Approx 3.82m x 2.75m\**
- \*At widest point*

Bedroom One



Bathroom



Bedroom Two



Bedroom One En-Suite Shower Room

