



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, a fridge/freezer and a Rayburn Royal cooker. Some items of furniture may be available.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

E

Viewing

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

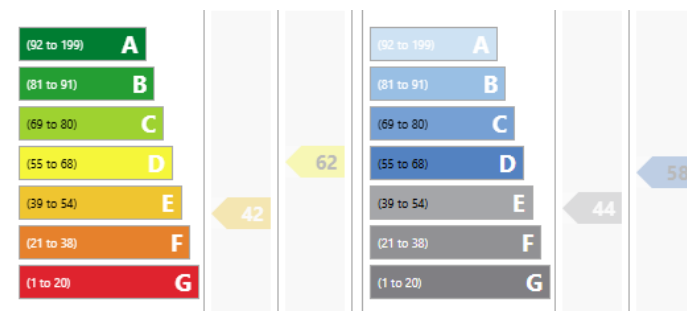
Entry

By mutual agreement.

Home Report

Home Report Valuation - £245,000

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



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.



£5,000 UNDER HOME REPORT VALUATION

73 Culduthel Road Inverness IV2 4HH

A substantial, three bedroomed semi-detached villa with off-street parking and large garden grounds.

FIXED PRICE: £240,000

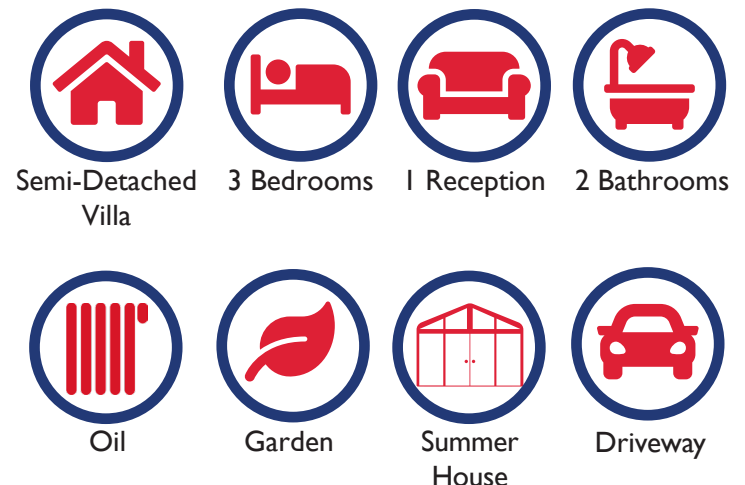
📍 The Property Shop, 20 Inglis Street, Inverness

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📞 01463 22 51 65

Property Overview



Lounge/Dining Room



Lounge/Dining Room



Bedroom One



Bedroom Two



Kitchen/Breakfast Room



Property Description

This traditional semi-detached stone built villa is located close to a number of excellent amenities and just a few minutes' drive from Inverness city centre. The spacious accommodation offers comfortable family living, is spread over two floors and benefits from oil fired heating, double glazed windows, off-street parking, large garden grounds and viewing is highly recommended to fully appreciate the size of the accommodation within. On entering the property, you are met with an entrance hall, an inner hall off which can be found the dual aspect lounge/dining room with feature electric fire set within a stone surround on a tiled hearth, a kitchen/breakfast room, a handy utility/gun room, a rear vestibule and a shower room. The kitchen/breakfast room has wall and base mounted units with worktops, a stainless steel sink with mixer tap and drainer, a larder cupboard, an integrated electric hob and included in the sale is the fridge/freezer and Rayburn Royal cooker. The shower room is partially wet walled and comprises a WC, a wash hand basin and a shower cubical with electric shower. On the first floor is the landing area (with a storage cupboard), three double bedrooms and a family bathroom which is completed with a bathtub, a WC and a wash hand basin. Externally, the front elevation of the property is of low maintenance being laid to gravel and enclosed by stone walling with a driveway running up the side of the property and provides space for parking several vehicles. The extensive rear garden is laid to a combination of lawn, gravel with some mature shrubs and plants. Sited here is also a greenhouse, a summer house where views of the garden can be enjoyed, and two sheds all are to be included in the sale. The property is located in the popular Culduthel area of Inverness where there is a general store, with primary and secondary schools also located close by. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of facilities can be found, including Eastgate Shopping Centre and a selection of bars, restaurants, High Street shops, a post office, pharmacies and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Bathroom



Bedroom Three



Rooms & Dimensions

Entrance Hall

Inner Hall

Lounge/Dining Room
Approx 6.33m x 3.63m

Kitchen/Breakfast Room
Approx 2.91m x 4.22m

Utility Room/Gun Room
Approx 2.46m x 3.12m

Rear Vestibule
Approx 0.86m x 1.09m

Shower Room
Approx 1.08m x 2.00m

Landing

Bedroom One
Approx 4.84m x 3.16m*

Bedroom Two
Approx 3.97m x 3.06m

Bathroom
Approx 2.16m x 2.05m

Bedroom Three
Approx 3.13m x 2.36m

*At widest point

