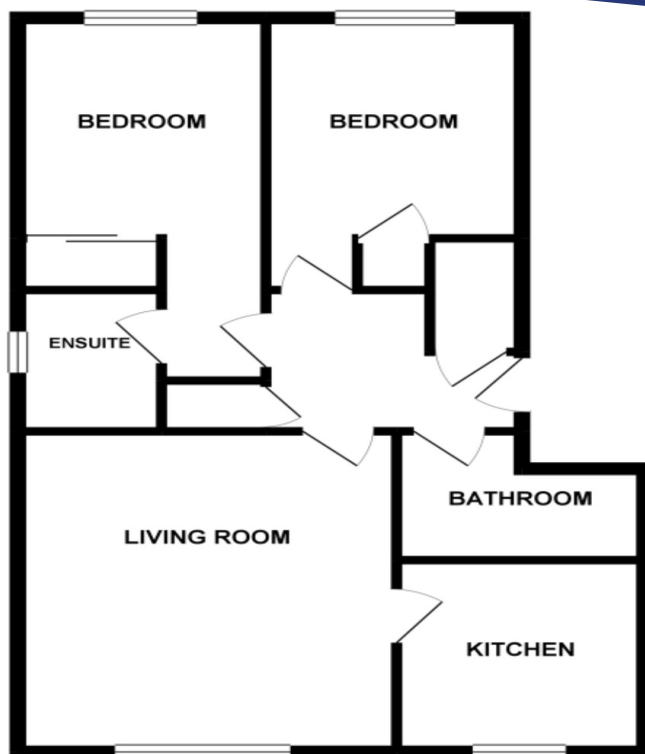




Services

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

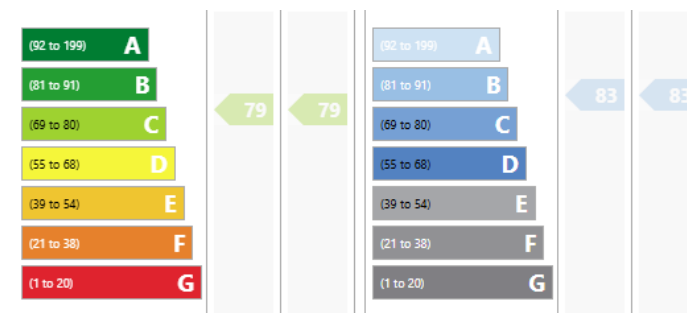
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

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

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Property Overview



Flat



2 Bedrooms



1 Reception



2 Bathrooms



Gas



Communal Garden



Allocated Parking

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 ½ 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

