



#### Services

Mains electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. All white goods, the television in the bedroom and some items of furniture are available.

#### Heating

Electric heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

D

#### Viewing

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

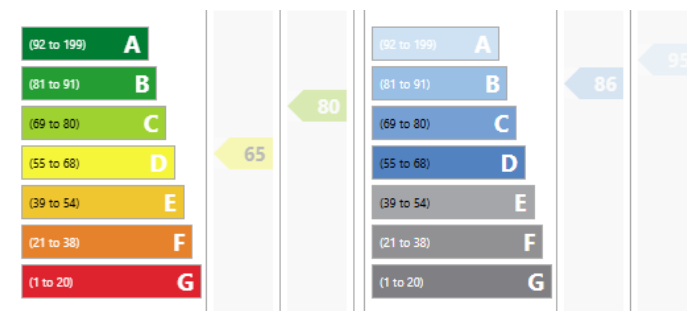
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £235,000

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



**HOME REPORT VALUATION £235,000**

## 4 Blackwell Avenue Inverness IV2 7DY

A three bedroomed semi-detached villa with detached garage, off-street parking, and double glazed windows.

**OFFERS IN THE REGION OF: £224,000**

📍 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.



Kitchen



Kitchen





Bedroom One



Bedroom Two







Lounge Area

**Property Description**  
An excellent opportunity to purchase a three bedroomed semi-detached villa with a detached garage, in the desirable Culloden area of the city. The well-proportioned accommodation is spread over two floors with the ground floor comprising an entrance hall, a spacious open-plan lounge/dining room, off which can be found the kitchen and the sunroom. The contemporary kitchen is fitted with wall and base mounted units, worktops, splashback tiling, a 1 ½ sink with drainer and an instant hot water mixer tap. There is a washing machine, a freestanding fridge/freezer and a gas cooker all to be included in the sale. On the first floor can be found a landing with an airing cupboard and loft access, the family bathroom and three bedrooms, two of which boast fitted wardrobes. The modern and stylish bathroom consists of a WC, a wash hand basin within a vanity unit and a bathtub with electric shower over. Pleasing features include double glazing, electric heating, off-street parking, a garage and a car port.  
Externally, the front garden is predominantly laid to tarmac with ample parking for several vehicles, and has a well kept lawn area which is enclosed by stone walling. To the side elevation there is a car port, a detached garage which has power, lighting, an electric roller door and a pedestrian door which leads to the rear elevation. The rear garden is fully enclosed by timber fencing and is of low maintenance being laid to gravel and has a patio area which is perfectly positioned to enjoy the sunshine. Sited here is also a garden shed which is included in the sale. Culloden has a variety of shops and amenities which include a general store, a chemist, a church, a post office, a bar and a medical centre. Primary and secondary schooling are both located nearby and there are leisure facilities at Culloden Academy. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of amenities can be found including the Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & cinemas.



Dining Area



Bathroom



Sunroom

### Rooms & Dimensions

- Entrance Hall
- Lounge area  
Approx 4.28m x 3.71m
- Dining area  
Approx 2.42m x 3.40m
- Sunroom  
Approx 3.42m x 2.78m
- Kitchen  
Approx 2.29m x 3.47m
- Landing
- Bathroom  
Approx 1.89m x 1.66m
- Bedroom Two  
Approx 2.80m x 2.68m
- Bedroom One  
Approx 2.51m x 4.08m
- Bedroom Three  
Approx 2.22m x 3.18m

