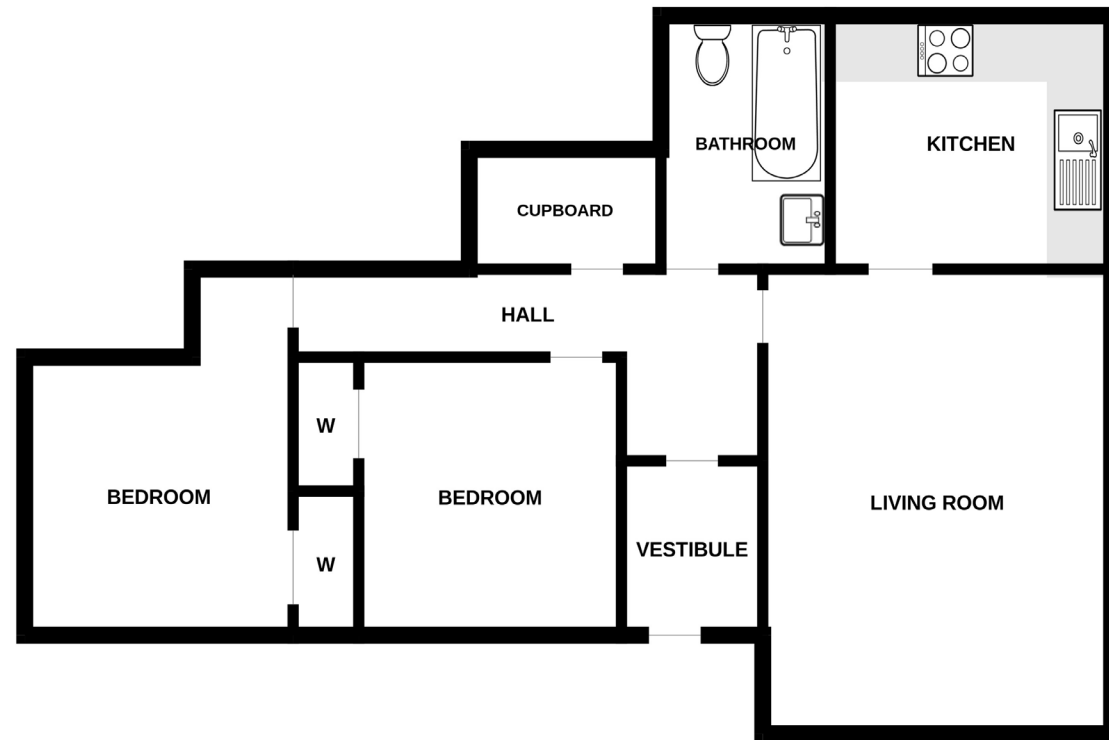




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings and blinds. Dishwasher, cooker and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

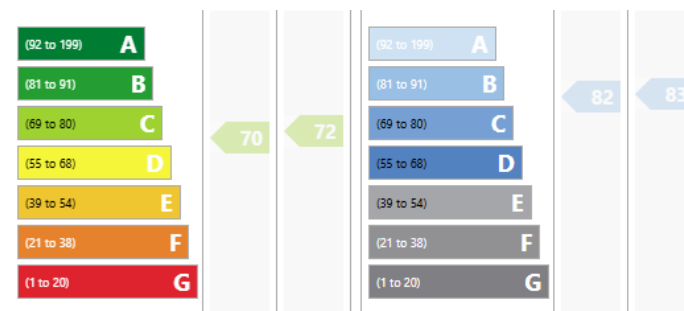
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £130,000
 A full Home Report is available via Munro & Noble website.



I Raven Croft Culbokie, Dingwall IV7 8NF

A well presented, two bedroomed ground floor flat which has gas central heating, double glazed windows and a garden.

OFFERS OVER £128,000

📍 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



Kitchen

Property Description

Located in a quiet cul-de-sac in the sought after village of Culbokie on the Black Isle, this attractive, two bedroomed ground floor flat is conveniently located to local amenities and benefits from its own independent access, shared parking and an enclosed garden. Inside, a spacious vestibule lends privacy before entering the hallway which gives access to the lounge/dining room, two bedrooms and the bathroom which has a mixture of stylish tiling and wet-walling and hosts a vanity wash hand basin, WC, and a bath with mains shower over. The double aspect lounge is a warm and welcoming room which provides ample space for relaxing and dining. From here, a door gives access to the fitted kitchen which comprises wall and base mounted units with worktops, complementary tiling, and a stainless steel sink with mixer tap and drainer. There is an electric, free-standing cooker and a dishwasher that's included in the sale, and has space for a washing machine and fridge-freezer. Good storage is provided by a cupboard in the hall, (currently utilised as a small home office) and both bedrooms boast built-wardrobes. Externally, the garden is a combination of lawn, gravel and paved slabs, offering space for a small seating area. It is enclosed by timber fencing, has a number of shrubs and an apple tree, and sited here is a timber shed. A shared parking area for residents and visitors lies to the rear of the property. Overall, this is fantastic starter flat for those looking for a comfortable home in a seldom available location, and early viewing is recommend. The village of Culbokie is an established residential area, and has a convenience store and post office, together with pub and restaurant providing good food. The local primary school enjoys an excellent reputation and secondary school education is provided by the highly sought after Fortrose Academy. It is well placed for access to the A9, giving easy commute, as well as offering beautiful woodland walks on your doorstep.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Vestibule
Approx 1.50m x 1.81m

Entrance Hall

Lounge/Dining Room
Approx 3.70m x 4.83m

Kitchen
Approx 3.00m x 2.64m

Bathroom
Approx 1.77m x 2.62m

Bedroom Two
Approx 2.89m x 2.77m

Bedroom One
Approx 2.81m x 4.22m



Bathroom

