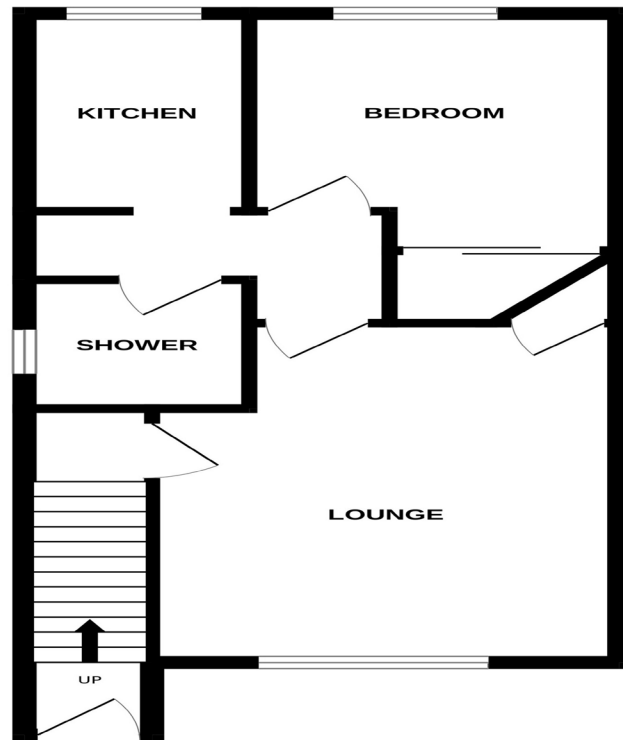




#### Services

Mains gas, electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and light fittings.  
 Fridge-freezer, washing machine and garden shed.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

C

#### Viewing

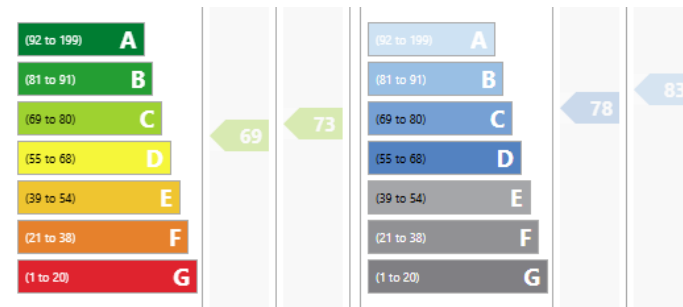
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £115,000  
 A full Home Report is available via Munro & Noble website.



## 37 Hazel Avenue Inverness IV2 7JX

*This charming one bedroomed, first floor flat is fully double glazed, has gas heating and off-street parking.*

**OFFERS OVER £115,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto: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



Property Description

Located on the East side of Inverness, 37 Hazel Avenue is a superb, one bedroomed first floor flat that rests in a quiet cul-de-sac in the popular Culloden area of the city and benefits from its own independent access, a low maintenance garden and a shared driveway. This beautifully presented home offers comfortable, open-plan living with accommodation spreading over two floors, and will appeal to those looking to purchase their first home, the young and elderly alike and buy to let investors, given its excellent location. Internally, an entrance vestibule with stairs leading to the first floor lends privacy before entering the open plan lounge/dining room. This bright and airy, yet cosy space has a window to the front elevation, allowing natural light to floor the room throughout the day, a useful storage cupboard and space to accommodate a table and chairs for informal dining. From here, a door gives access to the inner hall off which can be found the bedroom which boasts double mirrored wardrobes with sliding doors, and the pantry/kitchen. This well equipped room has wall and base mounted units with worktops and splashbacks, a stainless steel sink with drainer and mixer tap, and an integral electric hob with fan over, grill and oven. Included in the sale price is a washing machine and fridge-freezer. Completing the accommodation is the stylish shower room which has the advantage of a wet-walled cubicle with electric shower, a vanity wash hand basin, a W/C and is completed with complementary tiling. Further pleasing features include gas central heating, double glazed windows and a partially floored loft which has lights and a fold-down ladder.

Outside, a shared gravel driveway (left-hand side elevation for number 37) offers off-street parking for two cars and leads to the rear, well maintained garden. Enclosed by timber fencing, the garden is laid to gravel and is delicately decorated with pebble stones and colourful shrubs. A small patio area offers space for al-fresco dining and to the side elevation is a garden shed.

Nearby, there is a small cluster of shops and amenities which include a Co-op shop, a butchers and chemist, Post Office, hairdressers and medical centre. Primary and secondary schooling are both within walking distance, and there are leisure facilities at Culloden Academy. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found.

Kitchen



Pantry



Bedroom



Rooms & Dimensions

Entrance Vestibule

Lounge/Dining Room

Approx 3.41m x 4.69m\*

Inner Hall

Bedroom

Approx 3.27m x 2.72m\*

Kitchen

Approx 2.71m x 1.58m

Shower Room

Approx 1.79m x 1.67m

\*At widest point

Shower Room

