



**Services**

Mains water, gas, electricity, and drainage.

**Extras**

All carpets, fitted floor coverings, blinds, dishwasher, and garden shed.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

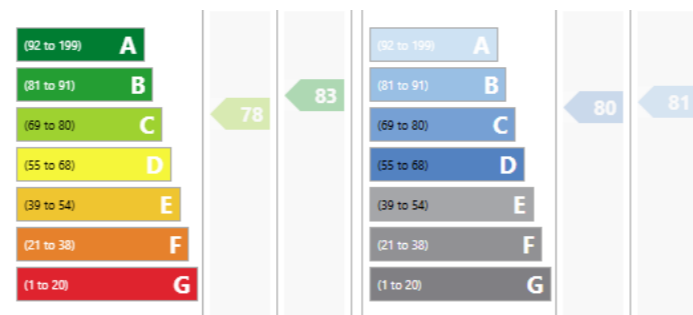
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £235,000  
 A full Home Report is available via Munro & Noble website.



**32 Culduthel Avenue**  
**Inverness**  
**IV2 6BD**

*This generous, three bedroomed semi-detached villa is located in the popular Culduthel area of the city and boasts a low maintenance rear garden, and residents' parking.*

**OFFERS OVER £234,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

**Property Overview**

-   
Semi-Detached House
-   
3 Bedrooms
-   
1 Reception
-   
1 Bathroom
-   
Gas
-   
Garden
-   
Residents' Parking

**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/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge

**Property Description**

Situated on the South side of Inverness, located close to a number of excellent amenities, 32 Culduthel Avenue is a well presented three bedroomed semi-detached house with garden grounds that is perfectly positioned in a quiet residential street. This attractive home is sure to appeal to a number of prospective purchasers including first time buyers, young couples and families, as it provides a fantastic space for modern day living and entertaining. Inside you are treated to a number of appealing features including a fitted kitchen, double glazed windows, gas central heating, and a modern bathroom. Entering the property, you are greeted with a spacious entrance hall (with built-in cupboard) which leads to the useful WC, and the cosy front facing lounge. This welcoming space is ideal for having relaxing days and evenings indoors, and in turn leads to the open plan kitchen/diner. This fully equipped room forms the heart of the home and is a bright and airy space for any family to enjoy. It provides room for a good sized table and chairs for dining, plus has the advantage of French doors which open on to the enclosed rear garden, offering indoor/outdoor living. It is fitted with sleek, wall and base mounted units with worktops and complimentary splashbacks, and has a sink with mixer tap and drainer. Integrated appliances include a dishwasher, an induction hob with extractor fan over, an electric oven, plus space for a fridge-freezer. Upstairs the landing, gives access to three bedrooms, (all which have fitted storage) along with the loft, and useful airing cupboard. Completing the accommodation is the stylish family bathroom which has a vanity wash hand basin, a WC, and a bath with shower over. This is finished by chrome sanitaryware and contemporary wet-walling.

Outside, the compact front garden is laid to gravel, keeping it low maintenance, and has gated access to the side elevation which in turn leads to the rear garden. This area is delicately decorated with plant pots and shrubs, adding a pop of colour and is the ideal setting for al-fresco dining and enjoying the warm summer months having a well-placed patio area which is complemented with gravel and slate. Sited here and included in the sale is a fantastic timber framed garden shed. Parking is available to the front elevation, along with additional parking spaces for visitors. Overall, this lovely home is in walk-in condition, making it an idea purchase for those looking for a quality property in great location and early viewing comes recommended.

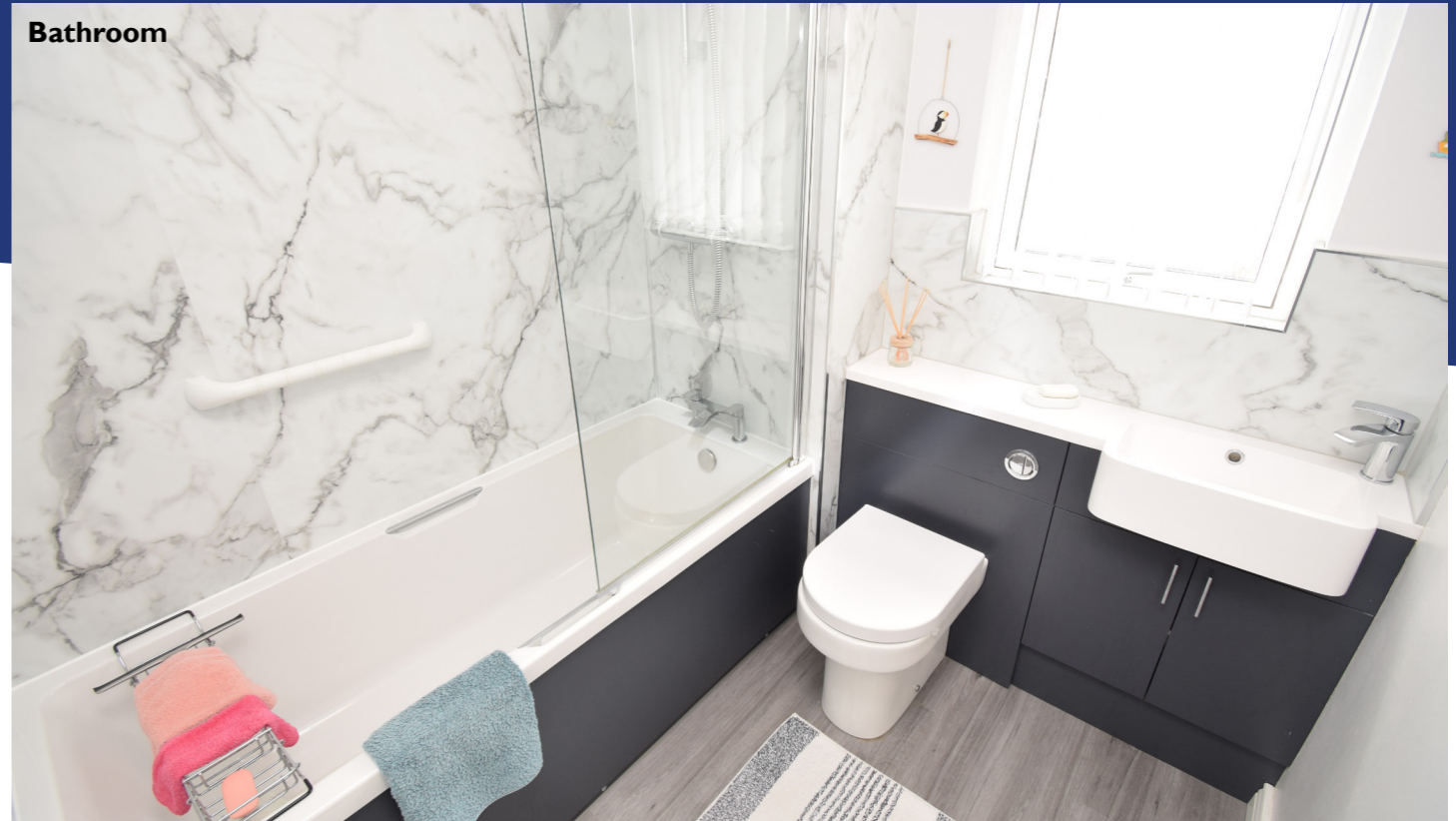
Locally, there are excellent amenities and services located nearby including Primary and Secondary schooling, a vet, eateries, and two major supermarkets with petrol stations. Fairways Retail Park is just a short distance away and includes a bar and restaurant, golfing range and a Travelodge. It's located near to the Southern Distributor Road, which offers easy access onto the A9, Raigmore Hospital and Inshes Retail Park.



Lounge



WC



Bathroom

**Rooms & Dimensions**

- Entrance Hall
- Lounge  
Approx 3.09m x 4.68m
- Kitchen/Diner  
Approx 5.10m x 2.68m
- WC  
Approx 1.90m x 1.10m
- Landing
- Bathroom  
Approx 1.90m x 2.01m
- Bedroom One  
Approx 3.09m x 3.09m
- Bedroom Two  
Approx 3.62 x 3.56m\*
- Bedroom Three  
Approx 2.44m x 2.62m
- \*At widest point



Bedroom Three

