

46 Blackwell Avenue

CULLODEN, INVERNESS, HIGHLAND, IV2 7DY



Extended three bedroom end of terrace house with separate utility area, garage and driveway parking



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McEwan Fraser Legal is delighted to present this extended 3 bedroom end of terrace house in Culloden. The property is set in a quiet cul-de-sac location and has been modernised and maintained during the current ownership.

The property comprises of:

- Fully equipped kitchen
- Separate Utility area
- Spacious living area
- 3 bedrooms with storage, and potential space to add an en-suite if the need arises
- Family bathroom
- Low maintenance garden
- Single Garage
- Paved driveway parking

This is a rare opportunity to acquire a family home in this ever-popular sought after location, with easy access to Inverness city centre and the airport it is also a commuters dream.

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Kitchen & utility





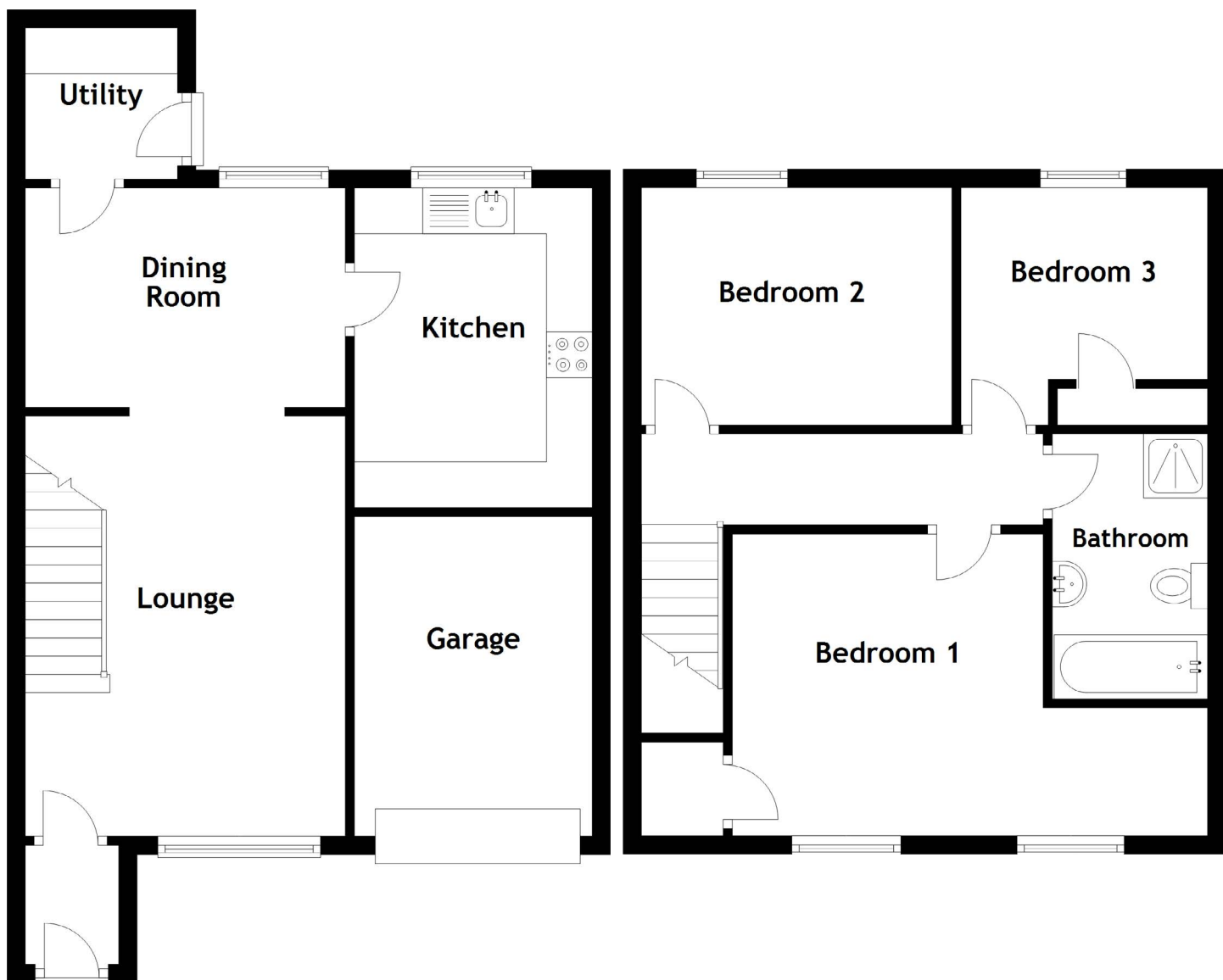
the bedrooms



the bathroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.50m (11'6")
Dining Room	3.20m (10'6") x 2.40m (7'10")
Kitchen	3.50m (11'6") x 2.60m (8'6")
Utility	1.80m (5'11") x 1.80m (5'11")
Bedroom 1	5.40m (17'9") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	2.70m (8'10") x 2.60m (8'6")
Bathroom	2.90m (9'6") x 1.70m (5'7")

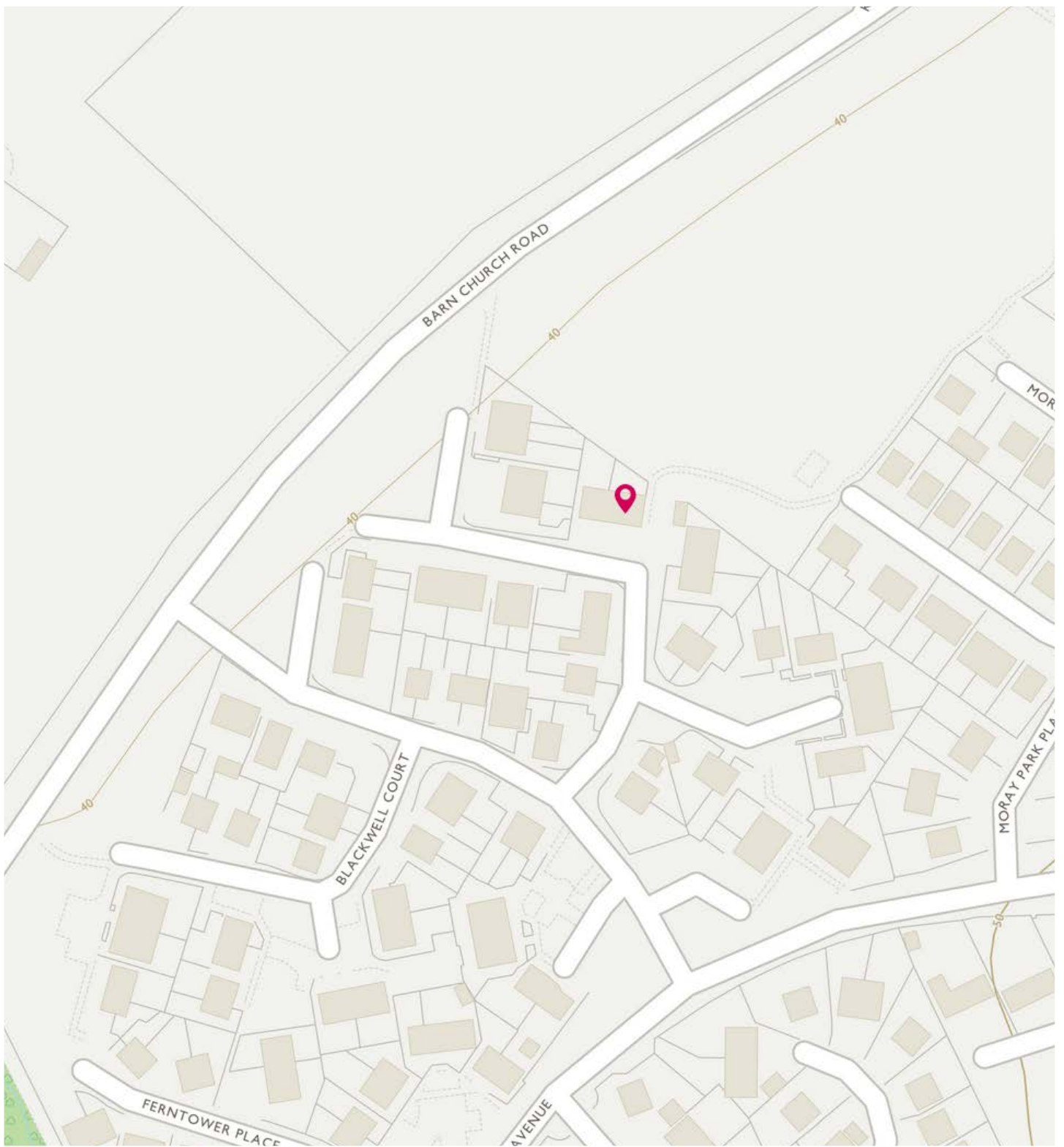
Gross internal floor area (m²): 89m²

EPC Rating: C



This attractive property is located in a quiet street in the ever-popular area of Culloden on the eastern edge of Inverness, the capital of the Highlands. It is particularly convenient for access to the A96 and Inverness Airport. Primary and secondary schooling is also close by with excellent local bus services available to most parts of the city. Local amenities, within ten minutes walking distance, include a large group medical practice, dental centre, pharmacy, post office, library, veterinary practice, along with a selection of local retailers.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe. The highland capital provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.



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