

# 2 Woodville Court

CULDUTHEL AVENUE, INVERNESS, IV2 6BX



*Well-presented two-bedroom ground-floor flat with parking in a popular Inverness location*



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McEwan Fraser Legal is delighted to present this well-kept two-bedroom ground-floor flat in Culduthel with parking in a popular Inverness location.

# THE LOUNGE



The property has its own private entrance leading into a hallway, with the lounge positioned at the front, offering plenty of natural light and views over woodland. On the opposite side of the hallway is the kitchen/diner, fitted with integrated appliances and enough space for a dining table.



# THE KITCHEN





Both bedrooms have fitted wardrobes, with the main bedroom benefiting from an en-suite shower room fitted with modern fixtures and a tiled shower cubicle. The family bathroom includes a bathtub with an overhead shower, WC, and a vanity wash hand basin. There is additional storage with a large walk-in cupboard in the hallway. Gas central heating and double glazing provide year-round comfort.

## THE BATHROOM





# BEDROOM 1



the main bedroom benefiting from an en-suite shower room fitted with modern fixtures





# BEDROOM 2





Outside, the flat benefits from a shared enclosed garden and two allocated parking spaces close to the building. Situated near well-regarded schools, this property is ideal for families, first-time buyers, or professionals. Located in a quiet area with easy access to local amenities.

# EXTERNALS

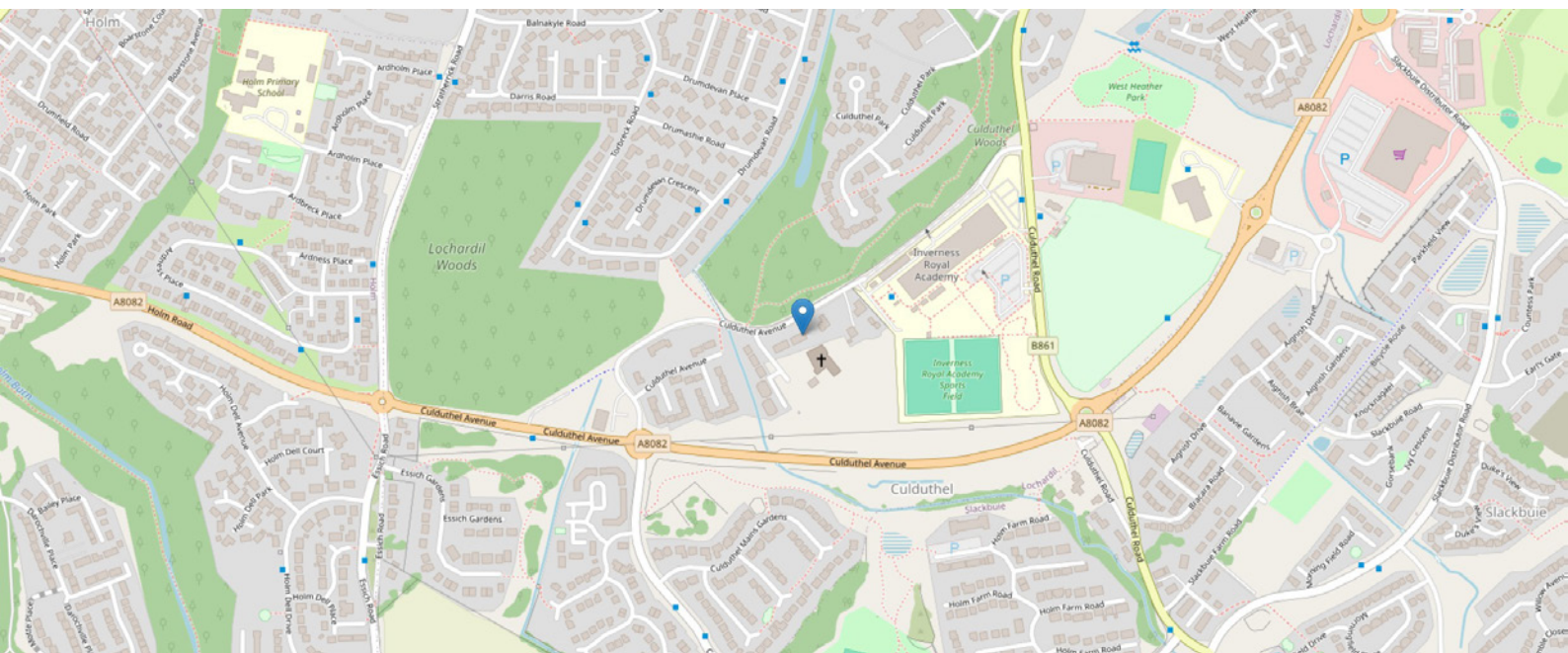




This floor plan shows a 2-bedroom apartment. The layout includes a central lounge area, a kitchen, a storage room, a bathroom, and two bedrooms. The dimensions for each room are provided in both metric and imperial units.

Room	Dimensions (m)	Dimensions (ft/in)
Bedroom 1	3.20 x 3.90m	10'6" x 12'10"
Bedroom 2	3.40 x 3.90m	11'2" x 12'10"
Bathroom	1.70 x 2.60m	5'7" x 8'6"
Ensuite	1.30 x 2.60m	4'3" x 8'6"
Lounge	4.00 x 4.00m	13'1" x 13'1"
Kitchen	4.30 x 3.60m	14'1" x 11'10"
Storage	-	-

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Inverness is a vibrant city in the Scottish Highlands that offers a great mix of modern living and natural beauty. It's popular with families, professionals, and anyone wanting to enjoy Highland life while staying connected to essential services. The city has a range of well-regarded schools, making it a good choice for those prioritising education.







Healthcare facilities, including a major hospital, are easily accessible from most areas of the city. Transport links are practical and convenient, with regular bus services connecting different parts of Inverness to the city centre. Inverness railway station provides direct trains to key Scottish cities like Edinburgh, Glasgow, and Aberdeen. Inverness Airport is nearby, offering flights to major UK destinations including London, making travel straightforward. Good road connections, including the A9, also make it easy to explore the Highlands and beyond.

Residents benefit from a wide selection of shops, restaurants, and leisure activities, plus plenty of green spaces and outdoor opportunities close by. Whether you're moving for work, family, or lifestyle, Inverness combines convenience with the charm of the Highlands



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