

72 Blackwell Avenue

CULLODEN, INVERNESS, IV2 7DY



An immaculate walk-in condition one-bedroom flat



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McEwan Fraser Legal are delighted to introduce an immaculate walk-in condition, one-bedroom flat. Situated end of the cul-de-sac in the heart of Culloden, this property has been updated to a high standard, especially evident in the kitchen. A perfect first-time investment or small retirement home.

THE LOUNGE



The front door opens into a small vestibule that provides access to all accommodation and comprises a bright, spacious lounge: double bedroom and beautifully fitted kitchen and bathroom.

THE KITCHEN



The kitchen has been fitted to a high standard, with multiple wall and base mounted units with contrasting worktop surfaces, including a ceramic cooker, fridge/freezer, washing machine, plus dishwasher. A door leads to the enclosed rear garden.



The bedroom has a double wardrobe and laminate flooring. The modern, fully tiled bathroom has an elegant bathroom suite, a stylish vertical radiator, with a shower over the bath. The lounge also benefits from laminate flooring.

THE BATHROOM



THE BEDROOM



The property benefits from full double glazing, gas central heating (Worcester Combi-Boiler), quality fitted floor coverings with a neutral colour scheme.

Externally, the front garden is stone chipped and path. The rear garden is an absolute joy with layered step-up levels, a garden shed and landscaped for easy maintenance, perfect for soaking up the sun or entertaining. In addition, the property meets letting standards. To fully appreciate the quality of the property, a viewing is essential.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

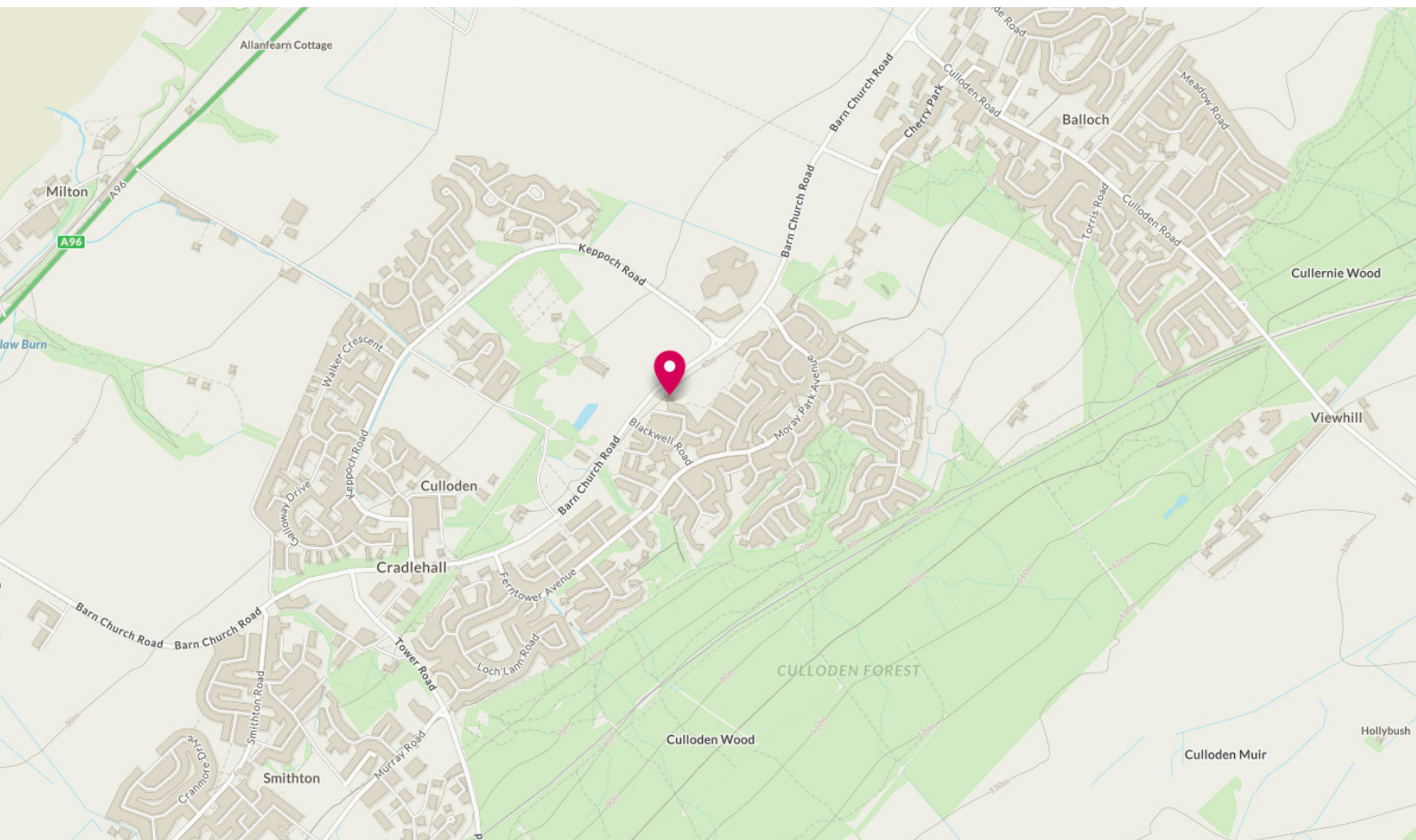


Approximate Dimensions
(Taken from the widest point)

Bedroom	3.40m (11'2") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Lounge	4.60m (15'1") x 3.20m (10'6")
Kitchen	3.40m (11'2") x 1.80m (5'11")

Gross internal floor area (m²): 39m²
EPC Rating: C



THE LOCATION

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, including group medical practice; dental centre; pharmacy; post office; library and veterinary practice, along with a selection of local retailers.





Inverness is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital offers excellent cultural, educational, entertainment options. Alongside, a range of retail parks and supermarkets. Inverness is well connected by road, rail and air to other UK cities & overseas destinations.

The Scottish Highlands are renowned for their outdoor pursuits with easy access to the year-round sports playground of The Cairngorm National Park. The ruggedness of the northwest Highlands often referred to as the last great wilderness in Europe, are also accessible, with this area boasting some of the most beautiful beaches and mountains in Scotland.



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