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**49 Culduthel Mains Court  
Inverness**



**Two bedroom first floor cottage style apartment built by Tulloch Homes and benefiting from its own independent access. Double glazing. Gas fired central heating. This well proportioned apartment includes a lounge, a fitted kitchen, two bedrooms (both benefiting from fitted wardrobe space) and a bathroom. The property is set within a development which grounds are looked after by factors and includes a child's play area and a bike store.**

**Offers Over £130,000**

HSPC Reference: 42185.

**The Property Shop  
47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)



## PROPERTY

49 Culduthel Mains Court is a two bedroom first floor cottage style apartment with its own independent access located in the Culduthel district of Inverness. This Tulloch development was completed in 2006 and the accommodation consist of an entrance hallway off which stairs rise to provide access to the apartment from which there is a rear facing lounge, two double bedrooms (both with fitted wardrobe space), a modern kitchen and sleek bathroom. The kitchen has a good selection of fitted units, an integral hob/oven and cooker hood and the apartment itself has good storage in the hall as well as access to its own loft space. The property is heated by gas central heating, has double glazed windows and there is ample residents parking.

## LOCATION

The Culduthel Mains development was built by Tulloch Homes and there is an mixture of flats and houses. The development enjoys easy access to the distributor road and there are shops and services nearby include a convenience store in Culduthel Road plus a cluster of shops at Balloan Park with a second convenience store, a pharmacy, a beauty salon and a public house. Major employers nearby include Raigmore Hospital, Inshes Retail Park and Lifescan. Primary and Secondary schooling are also located nearby. The apartment enjoys easy access to the countryside and the popular village of Dores and Loch Ness are all only approx. 8 miles away from the apartment.

## GENERAL DESCRIPTION

The front door of the property opens into the entrance porch which has a window and a cupboard space housing the meters and there are stairs rising to provide access to the apartment.

## HALLWAY

The hallway has a 15 pane glass panel door providing access to the lounge as well as a door through to the kitchen, both bedrooms and the bathroom. There is a storage cupboard plus a second storage cupboard with a hanging rail and shelves. There is also a radiator and a loft hatch.

## LOUNGE

Approx 3.57m x 4.29m (11'08" x 14'01")

The lounge enjoys views to the rear elevation, has a radiator and can be accessed via a 15 pane glass panel door from the hallway. This room has space for a sofa as well as a dining table and chairs for informal dining.



## KITCHEN

Approx 2.30m x 3.00m (07'06" x 09'10")

The kitchen can be accessed via the hallway and has a window to the rear elevation and it is fitted with base and wall mounted units with a dark worktop and tiled splashback. There is a 1½ bowl sink with mixer tap and drainer, an integral gas hob with oven under and cooker hood and there is space and plumbing for a washing machine and fridge freezer. A radiator.

## BEDROOM 1

Approx 2.70m x 3.94m (08'10" x 12'11")

Bedroom one is the master bedroom of the property, has a window to the front elevation and two double integral wardrobes with mirrored doors. A radiator.

## BEDROOM 2

Approx 2.80m x 3.17m (09'02" x 10'04")

Bedroom two has a window to the front elevation, a fitted double wardrobe with mirrored and doors and a radiator.



## BATHROOM

Approx 1.95m x 2.27m (06'04" x 07'05")

The white bathroom suite comprises of fitted units which includes the wc and a wash hand basin, there is a separate bath with a shower mixer taps and a glass shower screen. There is complementary tiling, a radiator, an extractor fan, a mirror and shaver socket.

## HEATING

Gas fired central heating.

## GLAZING

Double glazed windows throughout.

## EXTRAS

The property is to be sold with all fitted carpets, curtains and blinds.

## SERVICES

Mains electricity, water, gas and drainage.

## ENTRY

By mutual agreement.

## VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

## FACTORING

Current factoring fee is £240 per year.

## HOME REPORT

A Home Report is available for this property.

## POSTCODE

IV2 6RF

**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**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.

## Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.