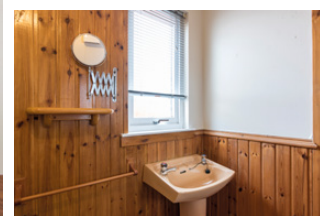





Solicitors & Estate Agents
01463 211 116

110 Hazel Avenue
CULLODEN, INVERNESS, HIGHLAND, IV2 7WS



"....MCEWAN FRASER LEGAL ARE DELIGHTED TO OFFER THE OPPORTUNITY TO PURCHASE THIS SURPRISINGLY SPACIOUS ONE BEDROOM SEMI-DETACHED BUNGALOW LOCATED IN CULLODEN..."



This property is located in a quiet cul-de-sac in the popular area of Culloden on the east of Inverness, the capital of the Highlands. It is particularly convenient for access to the A96, Inverness Airport and the new UHI Campus. Primary and secondary schooling is also close by with excellent local bus services available to most parts of the city. The property is convenient for both large shopping parks at Eastfield and Inshes.

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 excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits with easy access from Inverness to the year round sports playground of The Cairngorm National Park. The ruggedness of the north west 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. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn

and Castle Stuart amongst many others less than a few minutes drive away.

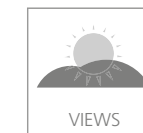
McEwan Fraser Legal are delighted to offer the opportunity to purchase this surprisingly spacious one bedroom semi-detached bungalow located in Culloden, just five miles from Inverness City Centre and a similar distance from Inverness Airport.

The accommodation is all on one level and is entered through the entrance hallway into the large lounge/dining room. The rest of the accommodation is all one level consisting of galley kitchen complete with cooker and washing-

machine, bedroom and shower-room. A sun room has been added to the property to give additional lower floor living space. In addition an extremely large storage area complete with Velux window has been created in the loft space. This area could be put to numerous uses with a bit of imagination. The property also benefits from electric storage heating and double glazing throughout.

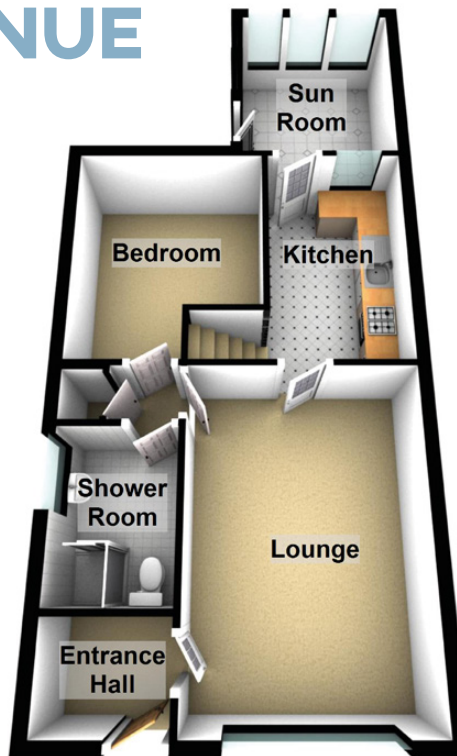
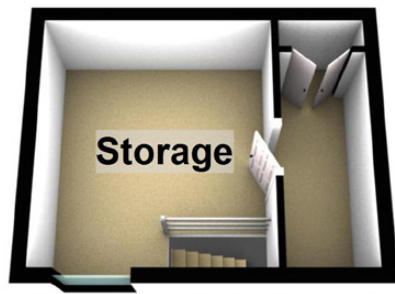
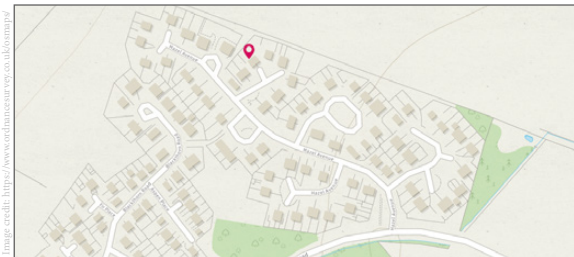
The easily maintained front garden and driveway has been laid to gravel and leads to the large garage workshop. The private rear garden has an open aspect and is laid mainly to lawn.

Whilst this property would benefit from modest upgrading it is a very comprehensive prospect for a first-time-buyer or buy-to-let investor.



110 HAZEL AVENUE

Floor Plan, Dimensions, Location



Approximate Dimensions (Taken from the widest point)

Entrance Hall	1.70m (5'7") x 1.40m (4'7")
Lounge	4.80m (15'9") x 3.30m (10'10")
Shower Room	2.40m (7'10") x 1.70m (5'7")
Kitchen	3.50m (11'6") x 2.00m (6'7")
Sun Room	2.80m (9'2") x 2.50m (8'2")
Bedroom	3.50m (11'6") x 2.90m (9'6")
Storage	3.50m (11'6") x 3.20m (10'6")

Gross internal floor area (m²)

49m²

EPC Rating

E

Extras (Included in the sale)

Fitted floor-coverings, electric cooker & washing machine.


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**Part
Exchange
Available**

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer