



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 4 RAVEN CROFT, CULBOKIE, DINGWALL, IV7 8NF

This two bedroom ground floor flat is located in the village of Culbokie on the Black Isle. This is an ideal location, within a sought after area and perfect for commuting to Inverness and the surrounding areas. The property would be an ideal first home or a buy to let.

The village of Culbokie has a grocery/post office, primary school which is within walking distance of the property, a play park, Church and a bar/restaurant. Secondary education is available at Fortrose or Dingwall.

Inverness, the gateway to the Highlands is a short drive away. The area has become very popular with tourists exploring the Highlands and benefits from the increasingly popular North Coast 500 tourist route on the property's doorstep.

The accommodation comprises of living room, kitchen, bathroom and two double bedrooms with built in wardrobes.

EPC—Band C (72)  
Council Tax band C

### **OFFERS OVER £120,000**

- 2 double bedrooms
- Ground floor flat
- Kitchen
- Living room
- Bathroom
- LPG gas heating
- Fully double glazed
- Enclosed rear garden
- Communal parking to rear
- Close to village centre



Hannah Homes Estate &  
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# 4 RAVEN CROFT, CULBOKIE, DINGWALL, IV7

## **FRONT DOOR**

Entrance vestibule. Radiator. Laminate flooring. Glazed door into-

## **HALL**

Radiator. Laminate flooring. Meter cupboard/pantry. Access to all rooms apart from kitchen.

## **LIVING ROOM**

**15' 11" x 12' 2" (4.83m x 3.70m)**

Large, bright living area with space for dining. Laminate flooring. Radiator. Vertical blinds and curtains. Window to front of property.

## **KITCHEN**

**9' 11" x 8' 8" (3.01m x 2.63m)**

Modern kitchen with a mix of base and wall units. Laminate flooring. Radiator. Vertical blinds. Window and door to the rear of the property giving access to enclosed garden.

## **BEDROOM ONE**

**10' 11" x 9' 3" (3.32m x 2.81m)**

Double bedroom with built in wardrobe. Carpet. Vertical blinds and roller blind. Window to front of property.

## **BEDROOM TWO**

**9' 6" x 9' 1" (2.89m x 2.76m)**

Double bedroom with built in wardrobe. Carpet. Vertical blinds and roller blind. Window to front of property.

## **BATHROOM**

**8' 8" x 5' 10" (2.63m x 1.78m)**

White 3 piece suite with mains shower over the bath. Wet wall panels above bath. Tiled above wash hand basin. Vinyl floor covering. Radiator. Window to rear of property.

## **OUTSIDE**

There is communal off street parking to the rear of the property. There is a path to the front door with communal/open plan grass area to each side of path. The rear garden is enclosed and low maintenance with a small grass area and slabs. There is a small decking area and planters and a garden shed.

## **PRICE**

OFFERS OVER £120,000

## **ENTRY**

Any entry date will be considered

## **COUNCIL TAX**

Currently a band C

## **VIEWING**

By arrangement with the selling agents only.

## **OFFERS**

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING**

**AGENTS LTD**:- 16a High Street, Alness,

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Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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