

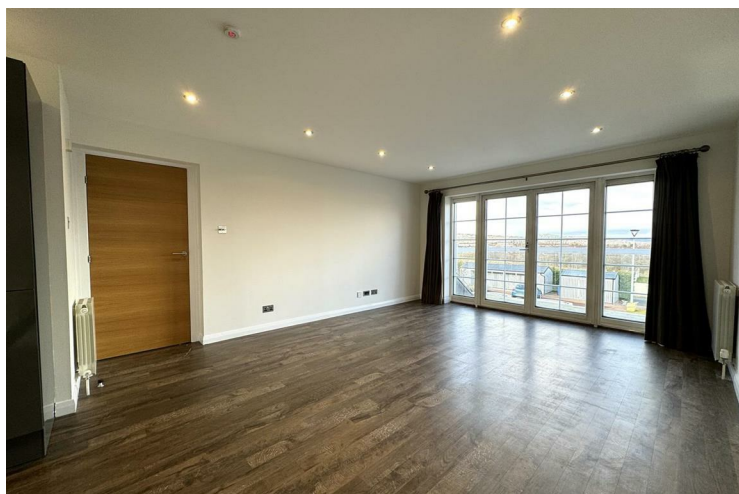


Innes & Mackay

**12, Castlefield Apartments,  
Druid Temple Road, Inverness,  
IV2 6UF**

- MODERN APARTMENT WITH VIEWS ACROSS THE CITY
- LOCATED CLOSE TO LOCAL AMENITIES
- OPEN PLAN LOUNGE/KITCHEN/DINING ROOM WITH BALCONY TO THE FRONT
- TWO DOUBLE BEDROOMS WITH BALCONIES TO THE FRONT & REAR
- EN-SUITE SHOWER ROOM
- BATHROOM
- BIKE SHED

**OFFERS OVER  
£220,000**





## PROPERTY DESCRIPTION

Well appointed with open views across the city towards Ben Wyvis, this first floor executive apartment, would make a fantastic buy to let, holiday let or would also be suitable for a professional couple. The apartment boasts a lovely open plan living/dining/kitchen area with French doors and balcony to the front, two double bedrooms both with balconies, ensuite shower room and bathroom.

Viewing comes recommended to appreciate the spacious accommodation this desirable and modern apartment has to offer.

## LOCATION

Druid Temple Road is well-placed for access to the Southern Distributor Road and close to excellent facilities at Inshes Retail Park including Tesco, Post Office, petrol station, garden centre and a selection of retail outlets.

Beechwood Business Park is also within easy reach, as is Fairways Golf Club. A regular bus service to the City Centre is routed nearby.

## ENTRANCE HALL

The hallway is laid with carpet and provides access to the open plan lounge/kitchen, two bedrooms and bathroom.

There are two cupboards, providing ample storage and one of which houses the boiler.

## OPEN PLAN

### LOUNGE/KITCHEN/DINER

8.81m x 4.13m (28'10" x 13'6")

The lounge located to the front of the apartment, has French doors leading out to the balcony which provides a pleasing area to enjoy views across the city. This comfortable room, is laid with Kardean flooring and has windows to the side and rear elevations. The modern kitchen is fitted with a combination of gloss wall mounted and floor based units with quartz worktop and 1 1/2 bowl stainless steel sink with drainer. Integrated appliances include an eye-level oven and microwave, fridge freezer, dishwasher and washing machine. There is ample space for lounge and dining furniture and access is provided to the hallway.

### BEDROOM 1

3.61m x 3.59m (11'10" x 11'9" )

This double bedroom is laid with carpet and benefits from a double integral wardrobe and en-suite shower room. This room enjoys a good degree of natural light courtesy of a window and south-facing balcony to the rear, providing pleasing views of woodland.



## EN-SUITE

2.67m x 1.69m (8'9" x 5'6")

This room is furnished with a wash hand basin, WC, shower cubicle with mains shower, heated towel rail, illuminated mirror, shaving point and extractor fan. There is a window to the rear elevation and tiled flooring completes this room.

## BEDROOM 2

3.91m x 3.19m (12'9" x 10'5" )

The second bedroom is another double room, laid with carpet and benefits from a double integral wardrobe. This bedroom also has a balcony to the front elevation, providing pleasing views across this city.

## BATHROOM

2.56m x 1.68m (8'4" x 5'6" )

The bathroom is laid with tiled flooring and furnished with a wash hand basin, WC, P-shaped bath with mains shower, heated towel rail, illuminated mirror, shaving point and extractor fan.

## HEATING

Gas central heating. Underfloor heating in bathroom and en-suite.

## GLAZING

Double glazing

## PARKING

Allocated parking

## FACTORING

There is a general factoring fee of approximately £60 per month which covers the buildings insurance on the block, stair well cleaning and maintenance, window cleaning and communal garden maintenance.

## COUNCIL TAX BAND - D

## EPC BAND - B

## SERVICES

Mains water, drainage, electricity, gas, television and telephone points.

## EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures and integrated kitchen appliances.

## VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.

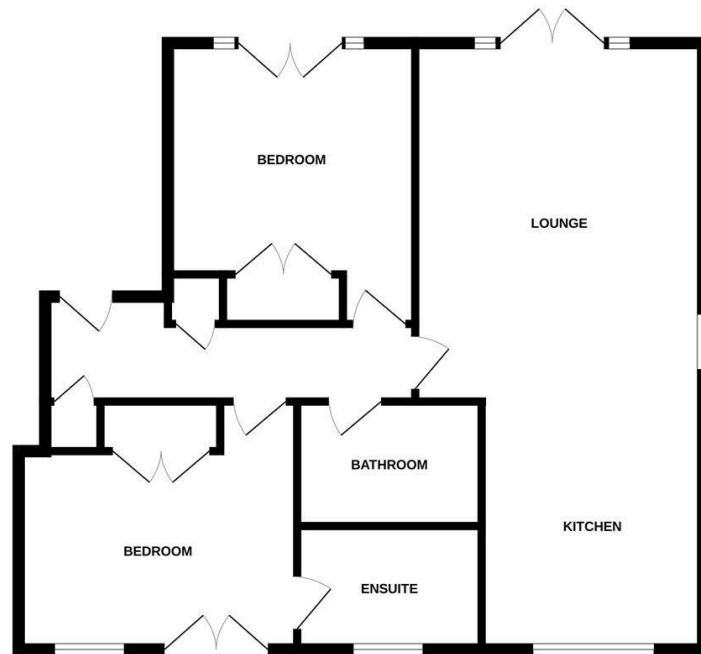












Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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