



Innes & Mackay

**27 Alltan Place,
Culloden, Inverness, IV2 7TB**

- ONE BED GROUND FLOOR FLAT
- EXCELLENT CONDITION
- IDEAL HOME FOR A FIRST TIME BUYER
- GREAT LETTING POTENTIAL
- MODERN ELECTRIC HEATING
- MODERN FITTED KITCHEN
- REFURBISHED TO A GOOD STANDARD

**Offers Over
£110,000**



DESCRIPTION

This one-bedroom ground floor apartment is located in the highly popular village of Culloden, close to excellent facilities and within easy reach of the Highlands and Islands University campus, Inverness airport and the City Centre. The property benefits which has recently been upgraded, benefits from double glazing, "Kyros Rointe" electric heating and security entry phone system. With ample storage and well proportioned rooms, this property represents an ideal purchase for a first-time buyer or young couple but equally has excellent letting potential given its convenient location and good condition.

LOCATION

The property is within walking distance of an excellent range of facilities including a general store, Post Office, chemist, butchers, hair salon and takeaway. Culloden also boasts a medical centre, library and Community Centre with swimming pool. Education is provided at Duncan Forbes Primary School or Culloden Academy both of which are within easy walking distance. A regular bus service to and from Inverness City and Inverness Business and Retail Park is also routed close by. Inverness, the main business and commercial centre in the Highlands is a very short commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

COMMUNAL ENTRANCE HALLWAY

The main door to the block opens into the communal hallway and access to this flat is via a door immediately to the left. This opens to a further hallway leading down to number 27.

HALLWAY

Front door opens into the hallway which allows one access to the bedroom, lounge and bathroom. A good sized shelved cupboard provides storage whilst also housing the hot water tank.

LIVING ROOM

3.92m x 3.48m (12'10" x 11'5")

The Living room is a comfortable room located to the front elevation and benefits from a fitted carpet. Door leads from here through to the Kitchen.

KITCHEN

2.79m x 1.92m (9'1" x 6'3")

The modern kitchen is fitted with a range of newly installed floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side and an electric hob with oven under and extractor hood above. There is a free standing fridge freezer, new washing machine and tumble dryer all of which will be included in the sale. Vinyl flooring and window to the front complete this room.

BEDROOM

2.70m x 2.66m (8'10" x 8'8")

The bedroom is a good sized room and benefits from built in wardrobes located behind sliding mirrored doors providing good storage and hanging space. Carpet and window to the side complete this room.

BATHROOM

2.35m x 1.93m (7'8" x 6'3")

The bathroom is furnished with a dual flush WC, wash hand basin and bath with mains shower over and screen to the side. Ladder style heated towel rail, extractor fan and vinyl flooring complete this room.

HEATING

Heating is provided by recently installed "Kyros Rointe" electric radiators.

GLAZING

Fully double glazed.



PARKING

Shared parking to the rear of the block.

COUNCIL TAX

Band B

EPC

Band C69

SERVICES

Mains water, drainage, telephone and TV points. Pre-payment electric meter. Telephone entry system.

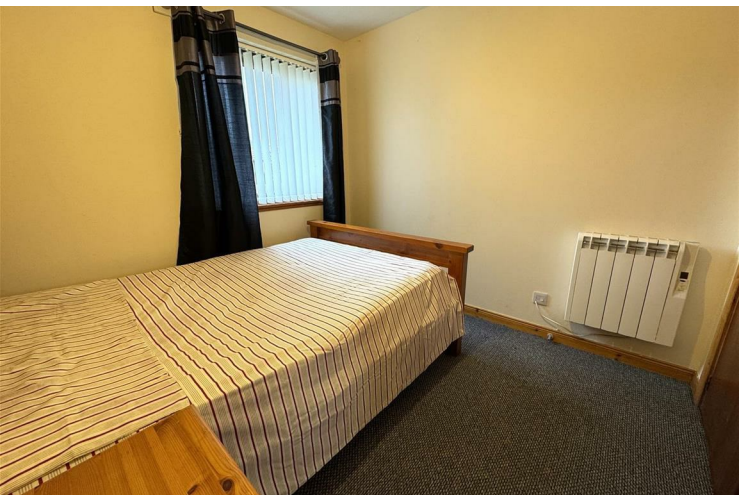
EXTRAS INCLUDED

All fitted carpets, curtains, blinds, fridge freezer, washing machine, tumble dryer, electric hob, oven and cooker hood. The remaining items in the flat may be included if required.

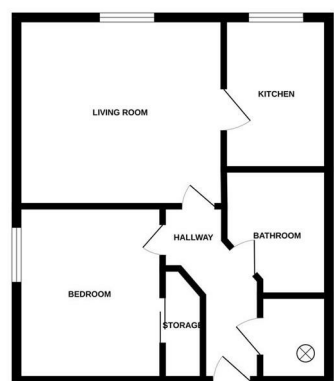
VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay Property department
(01463) 251200.





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

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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