



PETER MURPHY & Co
ESTATE AGENTS



96 Castle Heather Drive, Inverness, IV2 4ED Offers Over £170,000

Welcome to this charming property located on Castle Heather Drive in the picturesque city of Inverness. This delightful house boasts a cosy reception room, two comfortable bedrooms, and a well-maintained bathroom, making it the perfect place to call home.

Built in 1994, this property exudes character and warmth, offering a homely atmosphere for you to relax and unwind. The house is thoughtfully designed with a layout that maximises space and functionality, providing a comfortable living environment for you and your loved ones.

Situated in a desirable location, this house offers easy access to local amenities, schools, and transport links, ensuring convenience and connectivity for its residents. Whether you're looking to settle down or invest in a property with great potential, this house on Castle Heather Drive is a fantastic opportunity not to be missed.

Don't miss out on the chance to make this lovely property your own and experience the joys of living in Inverness. Contact us today to arrange a viewing and take the first step towards finding your dream home in this beautiful city.

ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to lounge and staircase to upper landing. Storage cupboard.

LOUNGE/DINING ROOM

This bright and welcoming lounge is open plan to the dining area. A large picture window to front ensures plenty natural light reaches this comfortable living space.



KITCHEN

Open plan from the dining area the kitchen offers a good selection of wall and base units with contrasting worktops. Window to rear.



BEDROOM 1

Accessed from the upper landing this double bedroom has a fitted double wardrobe and window to front.



BEDROOM 2

Accessed from the upper landing this double bedroom has a fitted double wardrobe and window to rear.



BATHROOM

Accessed from the upper landing this family bathroom includes wc, wash hand basin and bath with mains shower over. Opaque window to rear.



REAR GARDEN

The private rear garden is a blend of lawn, gravel and paved patio for outside entertaining and relaxing.



FRONT GARDEN

The front garden is laid to lawn with paved pathway to front door and around the side of the property to the rear garden.



LOCATION

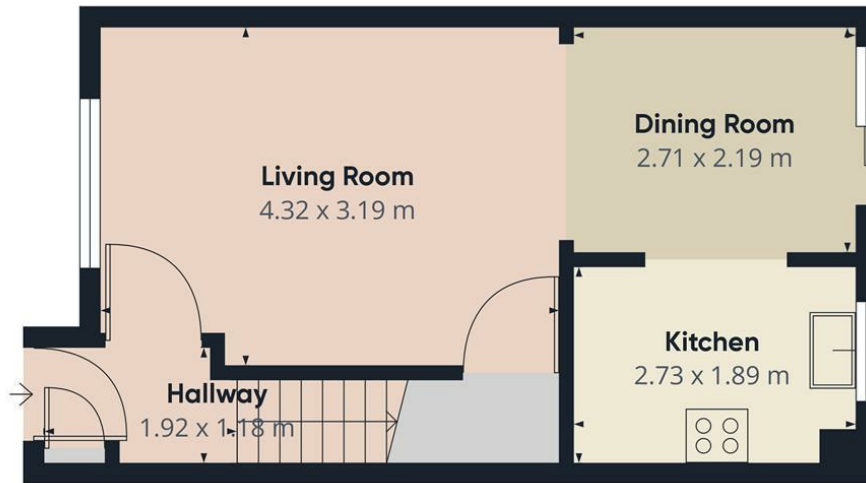
Castle Heather is a popular residential area approximately two miles from Inverness City centre. Local amenities include the shopping precinct on Balloan Road. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. Local amenities include both Asda and Tesco supermarkets and petrol stations. There are further amenities at Fairways Retail, including a bakers, hairdressers, barbers, travel agent, kart raceway and circuit gym; as well as the Loch Ness Golf Course and the Fairways Golf Club, restaurant and bar. There is a regular bus service to the city centre. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an International airport.

MISCELLANEOUS INFORMATION

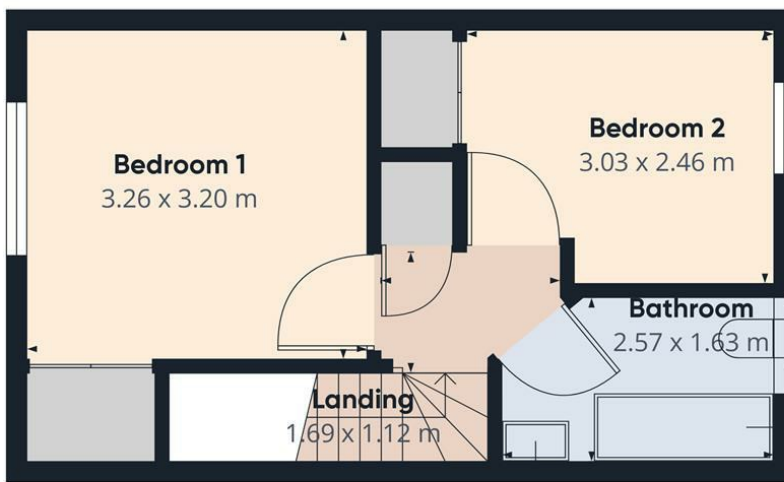
Tenure - Freehold
Council Tax - Band C

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Ground Floor



Floor 1

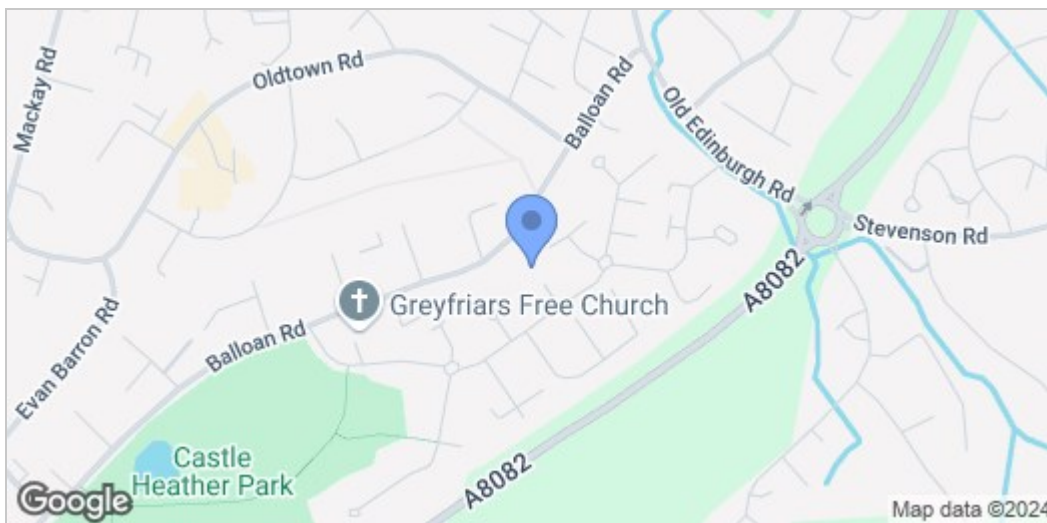
Approximate total area⁽¹⁾
55.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.