



PETER MURPHY & Co
ESTATE AGENTS



30 Drummossie Road, Inverness, IV2 7AN Offers Over £170,000

Built by Barratt Homes in 2019 and with the remainder of the NHBC guarantee in place, this immaculate ground floor two bedroom apartment is located in the desirable Culloden West area of Inverness. Close to excellent facilities and within easy reach of Inverness City Centre, UHI campus and the airport this property will suit first time buyers or those seeking an apartment with great long and short term letting potential as it meets all the current letting regulations. With ample storage and well proportioned rooms. Accommodation comprises communal external door with intercom security system leading to the apartment door. Entrance door opens to the hallway which has a large storage cupboard and leads to all rooms. The spacious open plan lounge/kitchen provides a comfortable living space with ample space for formal dining. There are two double bedrooms, both with fitted wardrobes. The stylish family bathroom completes the internal accommodation. Externally the property has allocated parking with additional parking available for visitors.

ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to lounge/kitchen, two bedrooms and family bathroom. Large storage cupboard.

LOUNGE

The bright and welcoming lounge is open plan to the kitchen.



KITCHEN

The modern well appointed kitchen has a good selection of wall and base units with contrasting worktops, gas hob, electric oven and integrated fridge freezer.



BEDROOM 1

This double bedroom has a double fitted wardrobe and window to rear.



BEDROOM 2

This double bedroom also has a double fitted wardrobe and window to rear.



BATHROOM

The family bathroom includes wc, wash hand basin and bath with mains shower over.



EXTERNAL

Externally the property has allocated parking with additional parking available for visitors.

VIEW



LOCATION

Amenities are located within walking distance of the property which includes a general store. Culloden shopping centre is nearby and includes a general store, chemist, Post Office, butchers, hairdressers and medical centre and community centre with swimming pool. Primary education is provided at Smithton Primary School or Culloden Academy for Secondary education. Both are within easy walking distance. A regular bus service to and from Inverness City Centre and Inverness Business and Retail Park is located nearby.

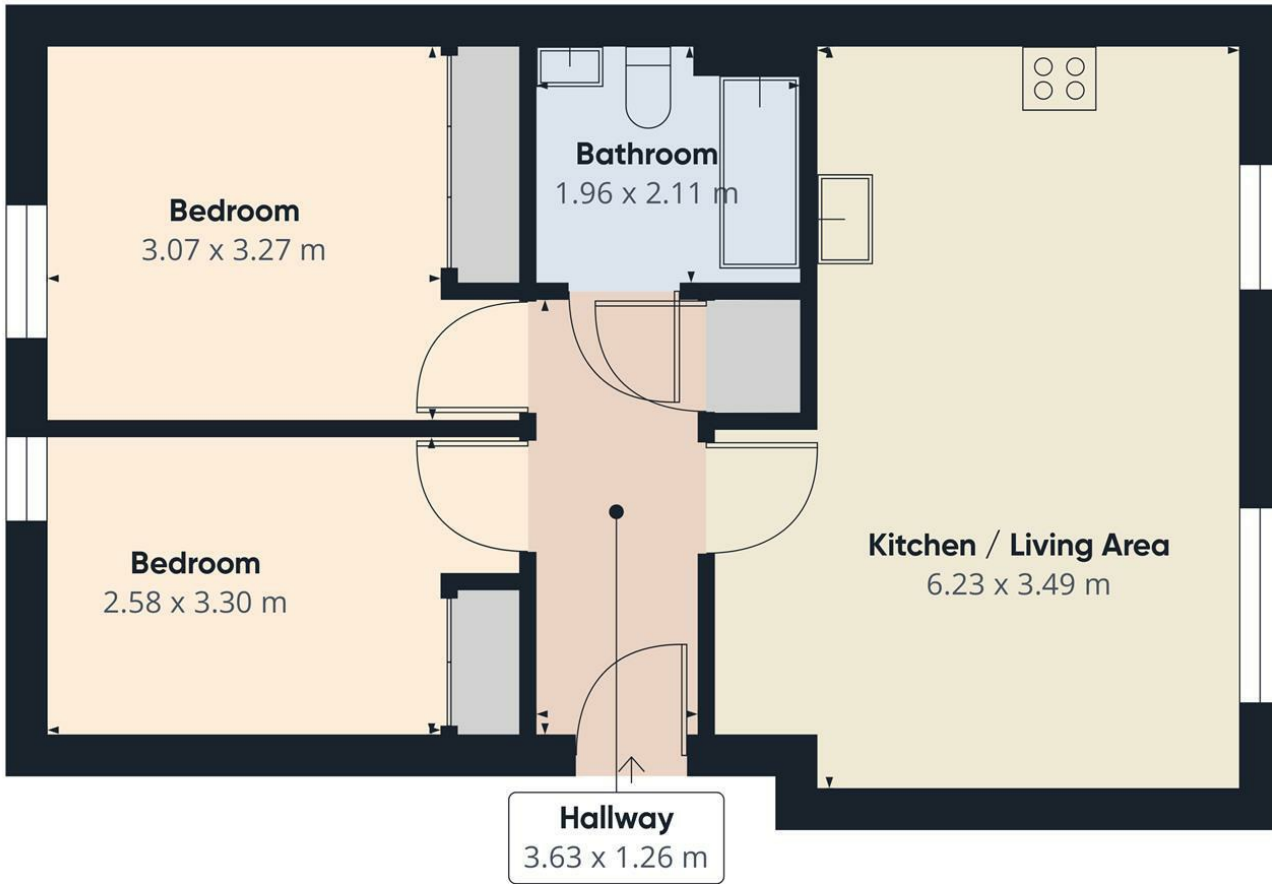
Inverness City, the main business and commercial centre in the Highlands is a short drive away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

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.



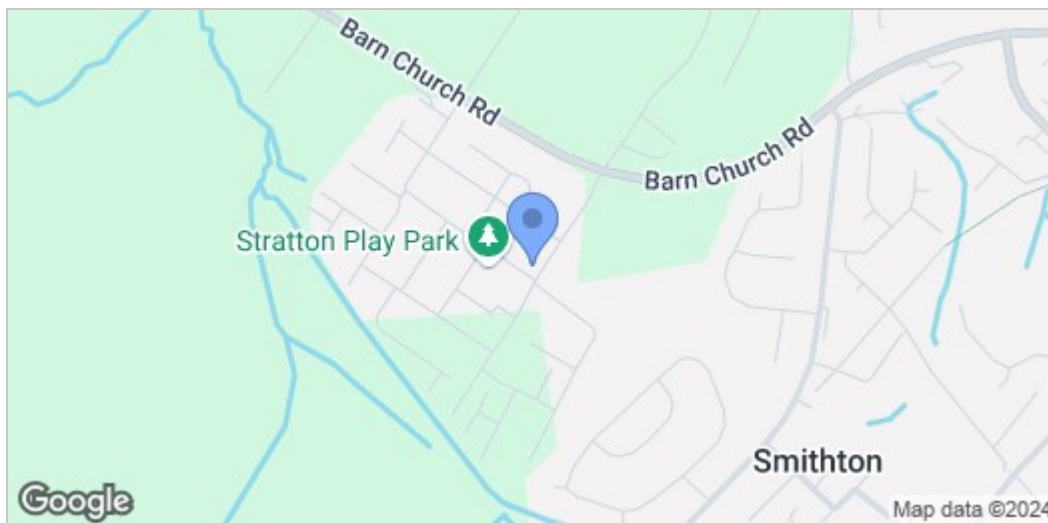
Approximate total area[®]
55.15 m²

(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			
(81-91) B			
(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.