



**Harper
Macleod LLP**
Estate Agents & Solicitors

10 Conon Place, Inverness IV2 6HS

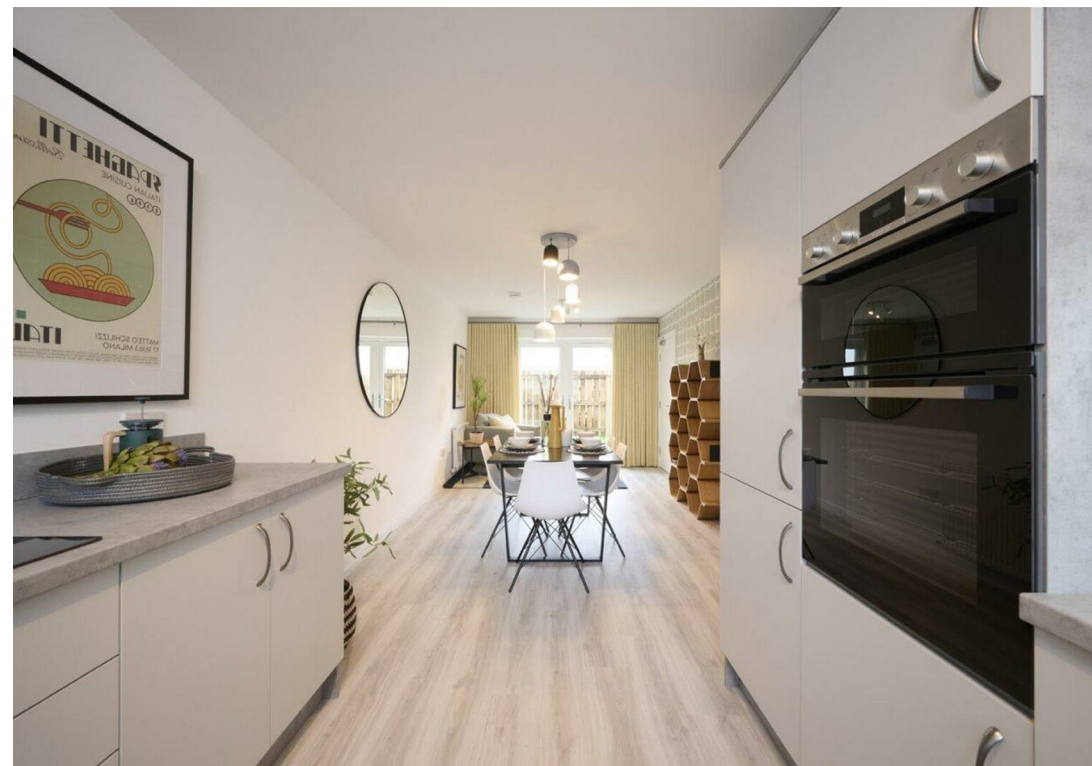
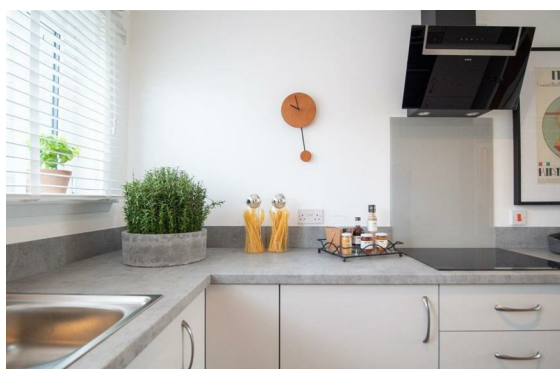
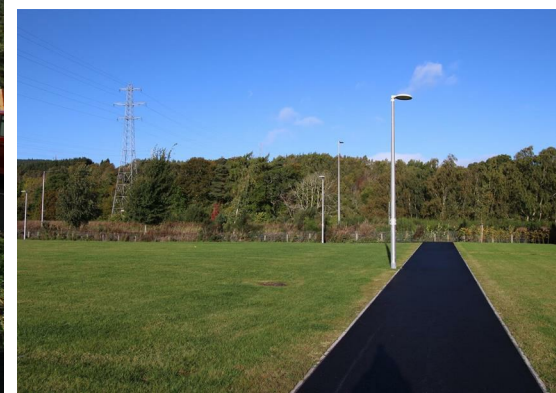
Asking price £324,000



10 Conon Place Inverness, IV2 6HS

Harper Macleod LLP are delighted to bring to the market this stylish newly built 4 bedroom townhouse in the exclusive Maples development on the southern outskirts of Inverness, approximately two miles from the City Centre.

This bright and spacious home offers flexible living across three levels and was built by the leading homebuilders in the Highlands, Tulloch Homes Ltd, to their Aspen design and benefits from a 10 year NHBC warranty. There is ample storage space and quality fixtures and fittings throughout. A choice of floor coverings from the sellers' selected range is included in the purchase price and the Land and Building Transaction Tax will also be paid by the sellers.





The accommodation on the ground floor comprises entrance hallway, cloak room, utility room and open plan kitchen/dining/family room, with French doors opening out onto the rear garden. On the first floor you will find the principal bedroom with en-suite shower room and dressing room. The lounge, with a Juliet balcony, is also on this floor. On the second floor there are a further three bedrooms and a family bathroom.

The home has double glazing, gas fired central heating and solar photovoltaic panels. The driveway to the rear provides off-street parking for two cars.

The Maples at Ness-side Inverness is conveniently located for the southern distributor road with easy access to Raigmore Hospital, Inshes Retail Park, the UHI Inverness Campus and the A9. It is also conveniently located for the west link road which provides access to the Inverness Leisure Centre.

This is a fabulous location for enjoying the great outdoors with cycle paths and walking trails. It is a great base for exploring the Highland countryside but within easy reach of the City Centre, the riverside and the Caledonian Canal.

Primary school pupils attend Ness Castle Primary School and secondary school pupils attend Inverness Royal Academy.

There is a regular bus service to and from the City Centre which offers an extensive range of retail, leisure and business facilities. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Please note the internal photographs are for illustration purposes only.

Garden ground

Lawn area to the front of the property with a paved path to the front door. There is an enclosed rear garden and driveway providing off-street parking for two cars.

There are communal recreational spaces throughout the developments with cycle paths and walking trails.

Extras

All fitted floor coverings are included in the sale price. The Land and Building Transaction Tax will be paid by the Sellers.

Heating and glazing

Gas central heating, solar photovoltaic panels and double glazing.

Services

Mains gas, electricity, water and drainage.

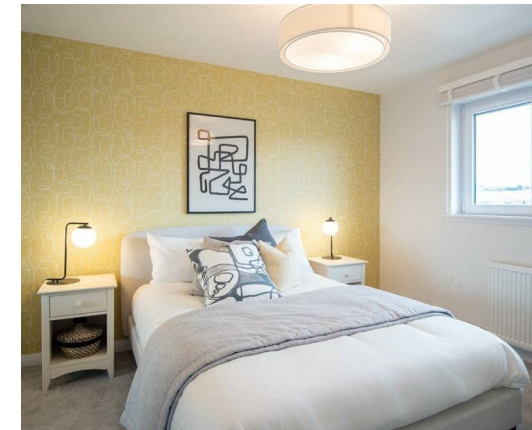
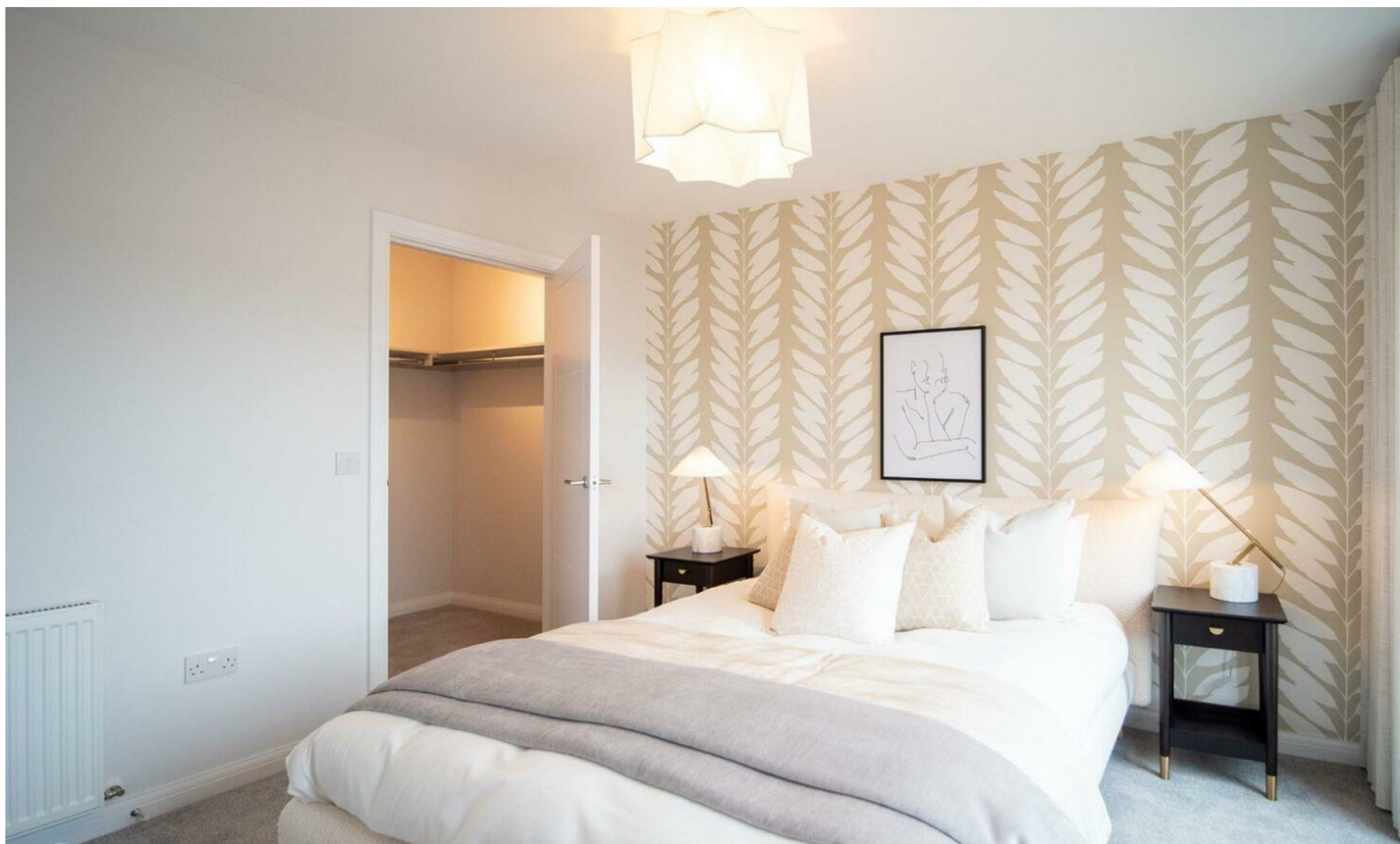
Factoring

Newton Property Management are the Factors. The annual factoring charge is approximately £130 per annum. A float of £100 is payable.

Council Tax Band E

EPC Rating B





Rooms

Open plan kitchen/family/dining
28'1" x 10'1" (8.56m x 3.09m)

Utility room
7'1" x 6'10" (2.18m x 2.10m)

Cloakroom
6'7" x 3'10" (2.01m x 1.19m)

Lounge
17'3" x 10'5" (5.26m x 3.19m)

Bedroom 1
11'5" x 10'1" (3.48m x 3.09m)

En-suite shower room
7'1" x 6'10" (2.18m x 2.10m)

Dressing room
7'1" x 5'6" (2.17m x 1.70m)

Bedroom 2
11'3" x 10'2" (3.43m x 3.11m)

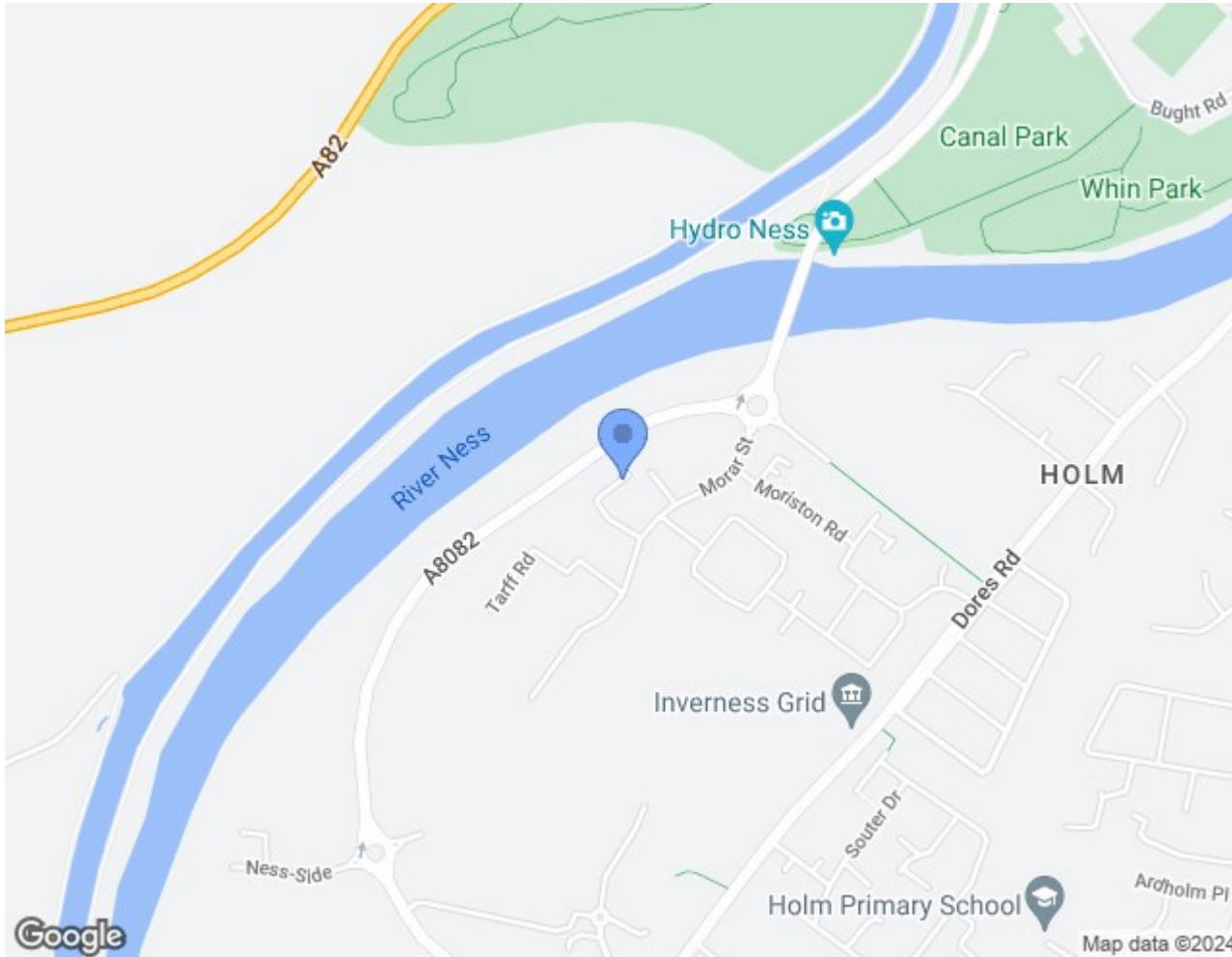
Bedroom 3
14'1" x 9'8" (4.30m x 2.96m)

Bedroom 4
10'5" x 7'2" (3.20m x 2.20m)

Bathroom
7'1" x 6'10" (2.18m x 2.10m)



Area Map

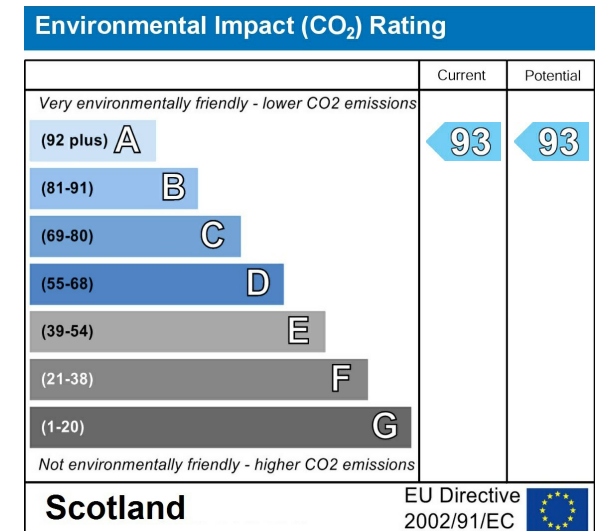
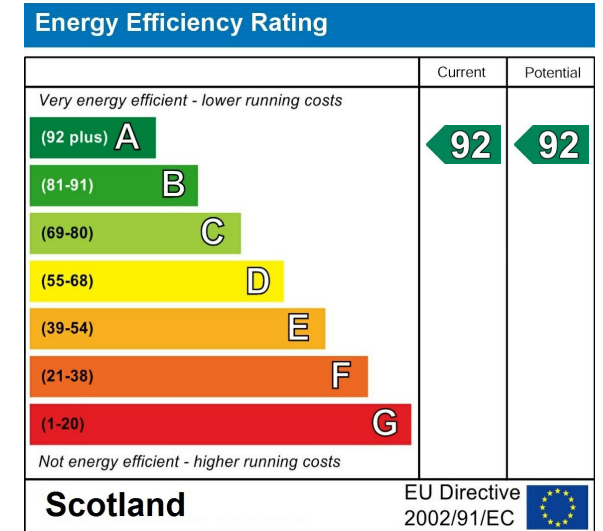


Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Graph



Harper Macleod LLP, Alder House Cradlehall Business Park, Inverness, Inverness-shire, IV2 5GH

Tel: 01463 795 006 Email: Susan.Breen@harpermacleod.co.uk <https://www.estateagencyhighlands.co.uk>