

# 79 Alltan Place, Culloden

Inverness, IV2 7TA

**Fixed Price £100,000**





- Spacious 1 bedroom ground floor flat in popular location
- Ideal for first time buyers or investors
- Compliant with current letting legislation
- Lounge, kitchen, double bedroom and shower room
- Close to local amenities and the UHI campus
- EPC Band C

Fantastic opportunity to purchase a spacious one-bedroom ground floor flat within the popular residential area of Culloden. This property is compliant with currently letting legislation making this an ideal purchase for first time buyers or for those looking to add to their rental portfolio. To the front of the property is the bright lounge, which has ample space for a small dining table and chairs. The fitted kitchen has an integrated electric hob, oven and extractor with space for a fridge/freezer and washing machine, which are also included in the sale. The bright double bedroom benefits from double mirrored wardrobes and the modern shower room with mains shower. Completing the accommodation is the modern shower room with mains shower. There is double glazing and electric storage heating throughout. There is a secure entry system, allocated parking and communal gardens to the rear.

## Rooms

<b>Lounge</b>	(13' 1" x 11' 7") or (3.98m x 3.52m)
<b>Kitchen</b>	(9' 1" x 6' 4") or (2.78m x 1.92m)
<b>Bedroom</b>	(8' 8" x 8' 10") or (2.63m x 2.70m)
<b>Shower Room</b>	(6' 4" x 7' 10") or (1.94m x 2.39m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated electric hob, oven and extractor. Fridge/freezer and washing machine are included in the sale.

## Services

Mains electricity, water and drainage.

## Maintenance

The factoring is approximately £48 per month.

## Tenure

Freehold

## Council tax

Band B

## Entry

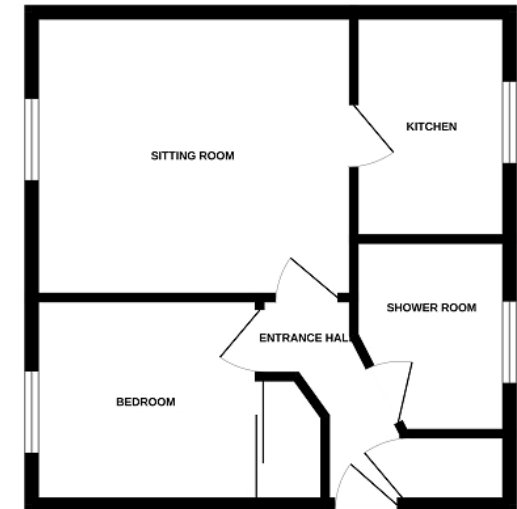
Immediate entry is available.

## Viewing

To arrange a viewing please contact Louise on 07796 6735944 or 01463 233218.



GROUND FLOOR



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