

# 58 Holm Farm Road

Culduthel, Inverness, IV2 6BE

**Offers Over £175,000**



- Immaculate 2 bedroom ground floor flat
- Walk in condition with neutral decor
- Lounge, kitchen, 2 bedrooms, 1 ensuite, bathroom
- Ideal for first time buyers or investors
- Suit those looking to downsize
- EPC Band C

Unmissable opportunity to purchase a spacious two bedroom ground floor flat in the sought after Culduthel Mains area of Inverness. This immaculate property is in walk in condition and will appeal to first time buyers, investors or those looking for a low maintenance retirement property. There is a good size lounge which has ample space for a small dining table and chairs. The modern fitted kitchen has an integrated gas hob, electric oven and extractor, fridge/freezer and washing machine, which are included in the sale price. There are two double bedrooms, the main bedroom benefits from fitted storage and an ensuite shower room. The bathroom with mains shower over the bath completes the accommodation. A large hall cupboard provides additional storage. There is double glazing throughout and gas central heating. The flat benefits from its own entrance, with communal, maintained grounds. There is ample parking spaces for both residents and visitors.

## Rooms

<b>Kitchen</b>	(12' 8" x 7' 11") or (3.85m x 2.41m)
<b>Lounge</b>	(12' 8" x 19' 8") or (3.86m x 6.00m)
<b>Bedroom 1</b>	(11' 8" x 14' 7") or (3.56m x 4.44m)
<b>Bedroom 1 En Suite</b>	(8' 3" x 4' 6") or (2.51m x 1.36m)
<b>Bedroom 2</b>	(10' 4" x 10' 6") or (3.14m x 3.21m)
<b>Bathroom</b>	(5' 10" x 8' 0") or (1.79m x 2.44m)

**Floor Area**  
80m<sup>2</sup>

**Services**  
Mains gas, electricity, water and drainage.

**Extras**  
All fitted floor coverings, fixtures and fittings, including all light fittings. Window blinds and curtain poles. Integrated gas hob, electric oven and extractor. Fridge/freezer. Washing machine.

**Maintenance Charges**  
There is a factoring charge of approximately £800 per year paid every 6 months.

**Council Tax**  
Band C

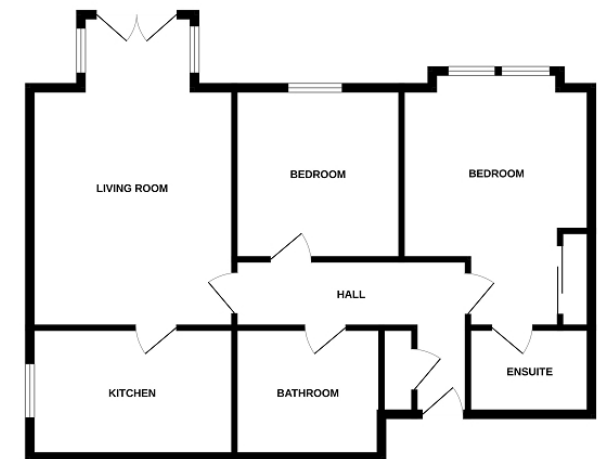
**Tenure**  
Freehold

**Entry**  
By mutual agreement.

**Viewing**  
To arrange a viewing of this property please contact the office on 01463 233218.



GROUND FLOOR



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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