# 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

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

# Floor Area

80m2

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

**Fenure** 

Freehold

Entry

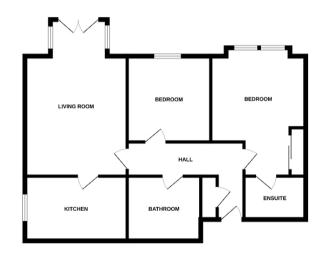
By mutual agreement.

#### 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

#### info@tailormademoves.co.uk www.tailormademoves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make our sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself of your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for deneral quidance only. Please note that the floor plans are indicative only and are not to scale.