

# 49 Atholl Place

Wester Inshes, Inverness, IV2 6EX

Offers Over £205,000





## Overview

- Fantastic 2 bed first floor flat in sought after location
- Spacious accommodation throughout
- Open plan lounge/kitchen, 2 double bedrooms, en-suite, bathroom
- Off street parking with overflow for visitors
- Ideal for first time buyers or investors
- EPC Band B



## Description

Fantastic opportunity to purchase an immaculate two bedroom first floor flat in the sought after Inshes area of Inverness. This well-appointed property is in walk in condition, with modern decor and bright rooms. There is a good size open plan lounge/kitchen which has ample space for a dining table and four chairs. The modern fitted kitchen has an integrated induction electric hob, oven, extractor, fridge/freezer and dishwasher. There are two spacious double bedrooms both with fitted wardrobes. The principal bedroom benefits from a shower room with 1200 shower unit. The modern bathroom, with mains shower over the bath, completes the accommodation. There are two storage cupboards in the hall, with one being utilised as a utility cupboard, the washing machine/dryer is also included in the sale. There is double glazing and gas central heating throughout. The grounds are communal and maintained, with ample parking spaces for both residents and visitors. In good order throughout, this property would be ideal for first time buyers or perfect as an investment.



## Room Dimensions

Lounge/Kitchen (11' 7" x 21' 9") or (3.53m x 6.64m)

Principal Bedroom (10' 2" x 11' 4") or (3.11m x 3.46m)

Principal Bedroom En Suite (3' 11" x 7' 3") or (1.20m x 2.22m)

Bedroom 2 (11' 1" x 11' 4") or (3.38m x 3.45m)

Bathroom (9' 2" x 9' 7") or (2.80m x 2.92m)





#### Floor Area

71m<sup>2</sup>

#### Services

Mains gas, electricity, water and drainage.  
Broadband.

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances include electric induction hob, oven, extractor, fridge/freezer and dishwasher. Washing machine/dryer.

#### Maintenance Charges

There is a factoring charge for the maintenance of the communal areas within the development, which is approximately £800 per year.

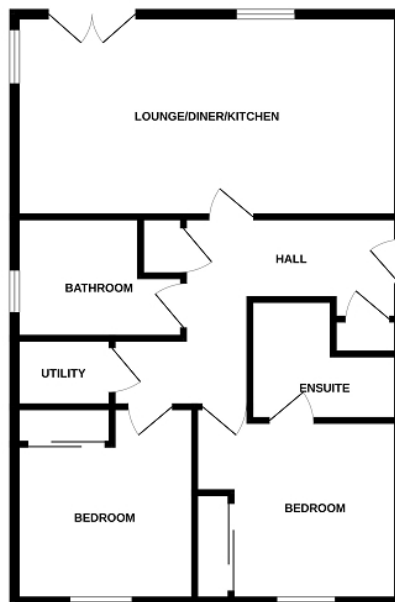
#### Council Tax

Band D

#### Tenure

Freehold

GROUND FLOOR



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