

13 Holm Burn Place, Holm,
Inverness, IV2 6WT

Offers Over £145,000



- Fantastic 2 bedroom first floor flat in sought after area
- In courtyard development close to amenities
- Lounge, kitchen, 2 double bedrooms, bathroom
- Allocated and visitor parking
- Ideal for first time buyers or investors
- EPC band C

Fantastic opportunity to purchase a two bedroom first floor flat in a quiet courtyard development in the popular Holm area of Inverness. This well-appointed property has modern and neutral decor throughout, as well as bright and airy rooms which will appeal to both investors and first time buyers. There is a good size lounge with space for a small dining table and chairs. The fitted kitchen has an integrated gas hob, electric oven and extractor. There is space for a fridge and washing machine which are also included in the sale. There are two double bedrooms which both benefit from double fitted wardrobes and a bathroom with shower over bath. The hall offers two storage cupboards. There is double glazing and gas central heating. The communal grounds are well established with mature trees allowing complete privacy. There is a resident's association who take responsibility for maintaining the grounds and the building. There is ample private parking for both residents and visitors.

Rooms

Lounge	(15' 3" x 12' 5") or (4.65m x 3.78m)
Kitchen	(7' 5" x 8' 5") or (2.26m x 2.56m)
Bedroom 1	(9' 0" x 9' 3") or (2.74m x 2.83m)
Bedroom 2	(10' 11" x 8' 7") or (3.34m x 2.62m)
Bathroom	(6' 6" x 5' 10") or (1.99m x 1.79m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds. Integrated appliances include gas hob, electric oven and extractor. Fridge and washing machine.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold

Maintenance Charges

There is an annual maintenance fee of £165 per year payable to the Resident's Association. This covers the cost of the maintenance of the building and grounds.

Council tax

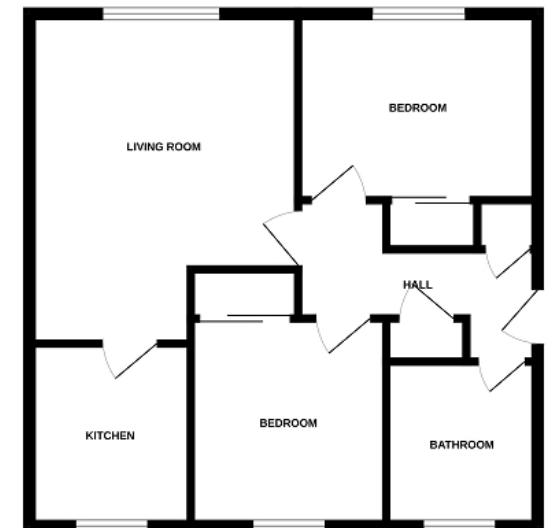
Band C

Viewing

To arrange a viewing of this property please contact Louise on 01463 233218 or 07796 673594.



FIRST FLOOR



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