

# 13 Druid Temple Courtyard

Inverness, IV2 6UZ

Offers Over £180,000





### Overview

- Spacious 2 bed first floor apartment with open outlooks
- Quiet courtyard in semi-rural location
- Large lounge, kitchen, 2 double bedrooms, ensuite, bathroom
- Freshly decorated and newly fitted kitchen
- Allocated parking with additional visitors spaces
- EPC band C



### Description

An exceptional opportunity to own a spacious and stylish two-bedroom upper-floor apartment, set in a rarely available and characterful courtyard development. Enjoying an elevated position with a semi-rural feel, this home offers breathtaking open views of the surrounding countryside while being conveniently close to amenities. The bright lounge is the heart of the home, featuring a window and adjacent French doors with a Juliette balcony, flooding the space with natural light and framing the beautiful rolling hills beyond. A feature fireplace with a living gas fire adds warmth and character, and there's plenty of space for a dining area, making this the perfect spot to relax or entertain. The property has been recently decorated and benefits from a stylish Wren kitchen, with integrated appliances including an induction hob, oven, extractor, dishwasher and washer/dryer. The fridge/freezer is also included in the sale. This sleek and functional space is perfect for those who love to cook. Both double bedrooms offer fitted storage, while the principal bedroom benefits from an ensuite shower room with a mains-powered shower. A well-appointed family bathroom with a shower over the bath completes the accommodation. Storage is a standout feature of this home, with three large hall cupboards, deep fitted wardrobes, and an extensive floored loft accessed via a Ramsay ladder, complete with power and lighting, ideal for additional storage. The property benefits from double glazing and gas central heating for year-round comfort. Externally, there is a designated parking space within the courtyard, with additional visitor parking available. This stunning apartment is perfect for professionals, downsizers, or those seeking a tranquil yet well-connected home. With its recent upgrades, modern finishes, and unbeatable views, this is a must-see property!



## Room Dimensions

**Lounge** (14' 1" x 11' 1") or (4.30m x 3.37m)

**Kitchen** (8' 1" x 10' 4") or (2.46m x 3.14m)

**Principal Bedroom** (10' 0" x 12' 1") or (3.06m x 3.69m)

**Principal Bedroom En Suite** (5' 9" x 9' 7") or (1.75m x 2.91m)

**Bedroom 2** (9' 10" x 11' 6") or (2.99m x 3.51m)

**Bathroom** (5' 10" x 9' 3") or (1.78m x 2.82m)





#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings with the exception of the lounge. Curtain poles and window blinds. Integrated appliances include an induction hob, oven, extractor, dishwasher and washer/dryer. Fridge/freezer.

#### Services

Mains gas, electricity, water and drainage. Telephone and fibre.

#### Council tax

Band C

#### Maintenance charges

There is a factoring fee of £20 per month payable to the residents association for the maintenance of the communal areas within the development

#### Floor Area

80m<sup>2</sup>

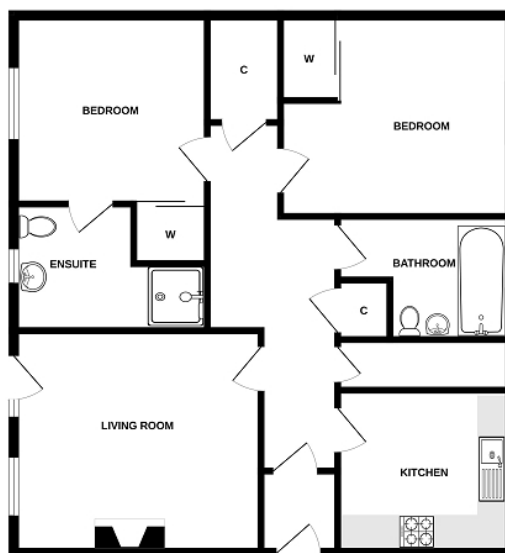
#### Entry

By mutual agreement.

#### Viewing

To arrange a viewing of this property please contact Travis on 07402405946 or 01463 233218.

GROUND FLOOR



**Tel: 01463 233218**

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