

39 West Heather Road,
Culduthel, Inverness, IV2 4WS

Offers Over £150,000



- Spacious 2 bed first floor flat in the popular Culduthel area
- Move in condition with neutral decor throughout
- Open plan kitchen/diner/lounge, 2 double bedrooms, ensuite and bathroom
- Ample parking and communal grounds
- Close to local amenities and facilities
- EPC Band C

Fantastic opportunity to purchase a spacious first floor flat located in a quiet cul-de-sac within the highly desirable Culduthel area of Inverness. The properties within Balloan Fields Village are restricted to those aged 55 and over, those who have retired early on medical grounds or those that are dependent on the health care system. The open-plan design seamlessly connects the kitchen, dining and lounge areas for a comfortable living space. The kitchen is fitted with integrated oven, hob and extractor fan with space given for a washing machine, fridge/freezer and dining furniture. The lounge space is bright due to the front aspect windows and enjoys neutral decor that will appeal to many. 2 double bedrooms enjoy fitted wardrobes with the principal bedroom having a modern ensuite shower room. The accommodation is completed with family bathroom. There is electric heating and double glazing throughout. The property is surrounded by communal garden grounds with owners in the building having access to a shared store. Communal parking available.

Rooms

Lounge/Kitchen/Dining Room (27' 4" x 15' 7") or (8.33m x 4.76m)

Principal Bedroom (13' 3" x 11' 2") or (4.03m x 3.41m)

En Suite (6' 9" x 11' 2") or (2.06m x 3.41m)

Bedroom 2 (8' 10" x 10' 5") or (2.69m x 3.17m)

Bathroom (7' 1" x 5' 7") or (2.17m x 1.69m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated hob, electric oven and extractor. Fridge/freezer, washing machine and all furniture negotiable.

Services

Electricity, water and drainage, telephone and broadband.

Maintenance Charges

Communal grounds fee £87.42 per quarter. Hall maintenance fee £30 Per quarter.

Council Tax

Band D

Floor Area

78m²

Tenure

Freehold

Entry

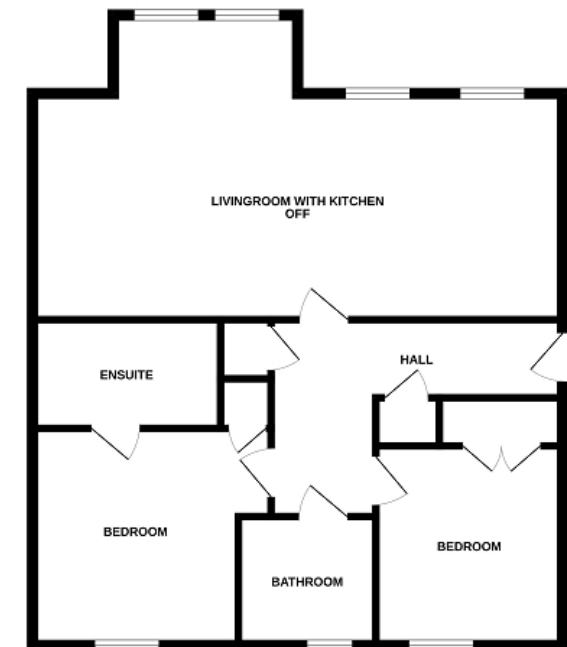
To be mutually agreed

Viewing

To arrange a viewing of this property please contact Katherine on 07808292045 or 01463 233218.



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



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

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