

# 4 Druid Temple Courtyard, Inverness, IV2 6UZ

Offers Over £170,000



- Spacious 2 bedroom ground floor apartment
- Ideal first time buy or investment property
- Quiet courtyard in semi-rural location
- Large Lounge, kitchen, two double bedrooms, ensuite & bathroom
- Allocated parking with additional visitor parking
- EPC Band C

Fantastic opportunity to purchase a spacious two bedroom ground floor apartment in a semi-rural location yet close to local amenities. This property offers well-appointed accommodation with its own garden to the rear making it an ideal first time buy or investment opportunity. The bright and airy lounge which has ample room for a dining table and 4 chairs is situated to the rear of the property with patio doors opening onto the private decked garden. The modern kitchen has an integrated induction hob, oven and extractor with space for a fridge/freezer and washing machine, which are also included in the sale. There are two good sized double bedrooms, the principal bedroom benefits from a spacious ensuite shower room. Completing the accommodation is the family bathroom. There is fantastic storage, including 3 large hall cupboards in addition to the fitted wardrobes in both bedrooms. There is double glazing throughout and gas central heating. The enclosed rear garden is decked for low maintenance. There is an allocated parking space with additional visitor parking. Overall, this lovely property would be ideal for those looking for a first home, retirement flat or great investment on the southern outskirts of Inverness.

## Rooms

<b>Lounge</b>	(13' 9" x 13' 10") or (4.19m x 4.22m)
<b>Kitchen</b>	(10' 0" x 8' 1") or (3.05m x 2.46m)
<b>Principal Bedroom 1</b>	(9' 3" x 11' 8") or (2.81m x 3.55m)
<b>Principal Ensuite</b>	(11' 8" x 5' 4") or (3.55m x 1.63m)
<b>Bedroom 2</b>	(9' 4" x 11' 3") or (2.84m x 3.43m)
<b>Bathroom</b>	(5' 3" x 9' 0") or (1.59m x 2.75m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All window blinds, curtain poles and curtains. Integrated appliances including induction hob, oven and extractor. Fridge/freezer and washing machine.

## Services

Mains gas, electricity, water. Full fibre broadband.

## Floor Area

79m<sup>2</sup>

## Tenure

Freehold

## Maintenance Charges

There is a fee of £20 per month payable to the Residents association.

## Council tax

Band D

## Entry

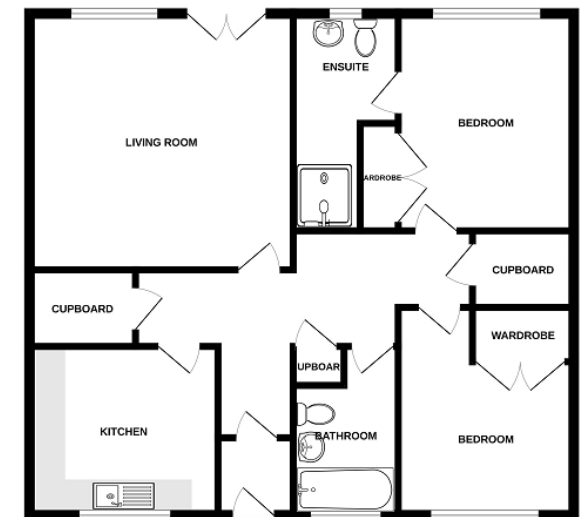
By mutual agreement.

## Viewing

To arrange a viewing please contact Katherine on 07808 292045 or 01463 233218.



GROUND FLOOR



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

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