

# 1 Bishops Hill Court

Tornagrain, Inverness, IV2 8AQ

Offers Over £230,000



- Stylish 2 bed detached Coach House in popular Tornagrain
- Lounge/kitchen/diner, WC/utility, 2 bedrooms, family bathroom
- Move in condition with feature multi-fuel stove
- Allocated carport and off-street parking
- Ideal for first time buyers, investors or those looking to downsize
- EPC band C

This immaculately presented 2 bedroom property offers stylish and contemporary living in a vibrant setting. This charming property benefits from a spacious layout and modern decor throughout. The open-plan lounge/kitchen/diner area is bright and welcoming, featuring a sleek fitted kitchen with a range of integrated appliances including an induction hob, oven fridge/freezer and dishwasher. Ample space is provided for dining furniture and a cosy lounge area enjoys a large degree of natural light due to the windows and 2 skylights. The feature wood-burning stove with Caithness slate hearth provides a pleasing focal point. Bedroom 1 is generously sized, while the second double bedroom is ideal for guests, children, or a home office - both which benefit from fitted storage. The main bathroom includes a bath and separate shower with tasteful tiling. Downstairs you can find an additional WC/utility room with fitted sink and washing machine. There is gas central heating and double glazing throughout. Ample storage is provided with 2 double integrated storage cupboards in the hall and a partially floored loft with lighting and Ramsey ladder. The property sits above a convenient carport with an additional parking space alongside the property. Overall, this property in the popular, well-connected town of Tornagrain, would suit a range of buyers such as first time buyers, investors and those looking to downsize.

## Rooms

**Lounge/Kitchen/Diner** (19' 10" x 15' 0") or (6.05m x 4.56m)

**Utility Room/WC** (8' 3" x 7' 2") or (2.52m x 2.18m)

**Bedroom 1** (12' 10" x 9' 9") or (3.92m x 2.97m)

**Bedroom 2** (12' 10" x 10' 2") or (3.92m x 3.09m)

**Bathroom** (9' 9" x 6' 8") or (2.97m x 2.02m)

## Extras

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

## Services

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

## Maintenance Charges

There is a fee of £20.83 per month for the maintenance of the communal areas within the development.

## Council Tax

Band D

## Tenure

Freehold.

## Floor Area

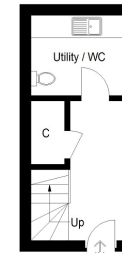
88m<sup>2</sup>

## Entry

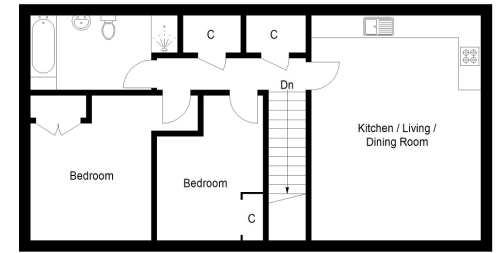
By mutual agreement

## Viewing

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



Ground Floor



First Floor



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

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