

**Flat 38 Hedgefield House,
Culduthel Road, Inverness IV2 4FN**

Offers Over £305,000





Overview

- Immaculate two bedroom top floor apartment
- Exclusive, well maintained development in secluded private grounds
- Ideal for investors, professionals, or a retirement property
- Lounge, kitchen/diner, 2 bedrooms, ensuite & bathroom
- Ample parking, communal maintained grounds and gardens
- EPC Band B



Description

A rare opportunity to purchase this beautifully presented top floor executive apartment in the prestigious Hedgefield House development on Culduthel Road. Nestled within private grounds and accessed via a tree-lined driveway, the property is surrounded by manicured lawns, landscaped gardens, and protected woodland, offering a peaceful retreat just minutes from the city centre.

This immaculate apartment is in walk-in condition, with neutral decor throughout and a thoughtfully designed layout. The bright lounge features French doors opening onto a Juliette balcony, providing lovely views over the well-maintained communal gardens. The contemporary kitchen/diner is well-equipped with integrated appliances including an electric hob, eye-level oven and microwave, extractor fan, fridge/freezer, dishwasher, and washing machine. There's ample space for a dining table and chairs, making it ideal for both everyday meals and entertaining. Both double bedrooms are generously sized, with the principal bedroom benefiting from double fitted wardrobes and a spacious en-suite shower room. A sleek family bathroom with shower over bath completes the accommodation. There is gas central heating and double glazing throughout. The property has good storage space with the addition of a shared cupboard in the communal stairwell which would be a suitable bike store. To the rear of the apartments is ample private parking. The apartments are set within peaceful communal grounds within easy reach of local amenities and transport links. Viewing is essential to appreciate the potential of this impressive apartment set in a highly desirable leafy residential area.



Room Dimensions

Kitchen / Diner (9' 3" x 13' 10") or (2.81m x 4.21m)

Lounge (12' 7" x 13' 4") or (3.83m x 4.06m)

Principal Bedroom (10' 11" x 12' 6") or (3.32m x 3.82m)

Principal Bedroom En Suite (7' 1" x 7' 7") or (2.16m x 2.31m)

Bedroom 2 (9' 3" x 15' 2") or (2.81m x 4.62m)

Bathroom (7' 4" x 9' 3") or (2.24m x 2.81m)

Entrance Vestibule (7' 6" x 5' 2") or (2.28m x 1.57m)





Services

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

Floor area

76 m2

Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtain poles, curtains and window blinds. Integrated appliances including an electric hob, oven, microwave, extractor, fridge/freezer, dishwasher, washing machine.

Maintenance Charges

Approximately £167 per month. This includes building insurance, cleaning of communal areas, lift maintenance and landscaping of the generous communal gardens.

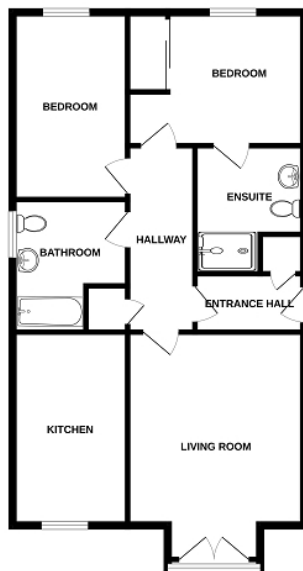
Council tax

Band E

Entry

By mutual agreement.

GROUND FLOOR



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