

37 Bishops Park

Ballifeary, Inverness, IV3 5SZ

Offers Over £185,000



- Spacious 2 bedroom apartment in prime location
- Lounge, kitchen/diner, 2 double bedrooms, family bathroom
- Ideal first time buy, retirement or investment property
- Designated car parking space and secure entry system
- Close to Eden Court, River Ness and local amenities
- EPC Band B

An excellent opportunity to purchase this immaculate 2 bedroom first-floor apartment, located within the highly desirable Bishops Park development in the heart of Inverness close to Eden Court and the River Ness. Offering modern and spacious accommodation on one level, this property is ideally suited to first-time buyers or investors.

The accommodation comprises a bright and generously proportioned lounge with front aspect, a contemporary kitchen fitted with a range of base and wall units, integrated fridge/freezer, single oven, hob, extractor fan, and space for a dining table. Both bedrooms are well proportioned, finished in neutral decor, and benefit from integrated wardrobes. The modern bathroom features a shower over the bath and completes the accommodation.

The property also benefits from allocated off-street communal parking, a secure entry system, and an enviable central location. Presented in pristine, walk-in condition throughout, this property offers convenience and comfort in equal measure.

Rooms

Lounge	(17' 7" x 13' 9") or (5.37m x 4.19m)
Kitchen / Diner	(8' 11" x 13' 5") or (2.73m x 4.10m)
Bedroom 1	(9' 9" x 12' 4") or (2.96m x 3.75m)
Bedroom 2	(8' 5" x 12' 4") or (2.56m x 3.76m)
Bathroom	(6' 8" x 6' 2") or (2.03m x 1.89m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, and fridge/freezer.

Services

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

Maintenance Charges

There is a factoring fee of £120 per year for the maintenance of the communal areas within the development. There is also a maintenance fee of approximately £750.00 per annum subject to a pending review.

Council Tax

Band C

Tenure

Freehold.

Floor Area

66m²

Entry

By mutual agreement.

Viewing

Don't delay - get in touch with Tailormade moves today to arrange a viewing.

