

Services

Mains water, electricity, and drainage.

Extras

All curtains, blinds, carpets and fitted floor coverings.

Heating

Electric storage heaters.

Glazing

Double glazing throughout.

Council Tax Band

D

Viewing

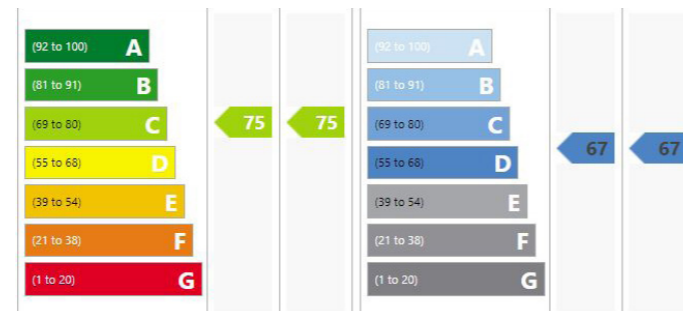
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £130,000
 A full Home Report is available via Munro & Noble website.



**34 Clachnaharry Court
 Inverness
 IV3 8LT**

A two bedroomed, first floor apartment in the Clachnaharry Court retirement home complex, that is fully double glazed and has electric heating.

OFFERS OVER £130,000

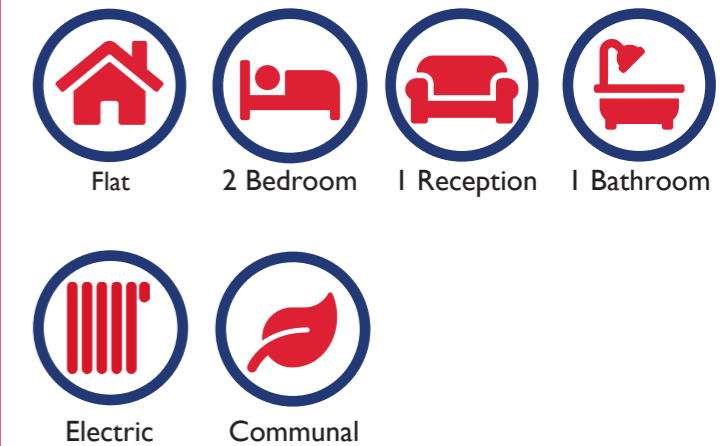
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Lounge



Kitchen



Property Description

34 Clachnaharry Court is a two bedroomed, first floor, retirement apartment. The apartment benefits from electric heating, double glazing and a patio door leading directly outside into the communal garden. The accommodation within consists of an entrance hall, a bathroom comprising of a bath with mains shower over, a WC, and wash hand basin within a vanity unit; two bedrooms, both of which benefit from double fitted wardrobes with mirrored doors; and a lounge/diner with the aforementioned patio doors, which bestow the room with ample natural light. Completing the accommodation is the kitchen which comprises wall and base mounted units with worktops, complimentary splashback tiling, a sink drainer with taps, an integrated, eye level, electric oven, and an electric hob with extractor fan over. Clachnaharry Court was built by McCarthy & Stone in 2003 and comprises 62 retirement apartments spread over three floors and which are serviced by a lift. It is purpose-built with good security arrangements and an entry phone system. Each owner/occupier contributes to the cost of management and upkeep and residents must have reached the minimum age of 60, or in the case of a couple one must be over the age of 60 and the other over 55. Further features of the development include a resident's lounge, a guest suite, a laundry, a house manager and an emergency call system. It sits in landscaped, communal garden grounds and has parking for both residents and their visitors. Clachnaharry Road is close to local amenities including a petrol station and a Co-op supermarket. There is a regular bus service into Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, a Post Office, pharmacies, cafés, bars, restaurants, the Eastgate Shopping Centre and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Rooms & Dimensions

Entrance Hall

Lounge

Approx 3.25m x 8.23m*

Kitchen

Approx 2.32m x 2.55m*

Bedroom One

Approx 2.79m x 4.72m*

Bedroom Two

Approx 2.84m x 4.15m

Bathroom

Approx 1.71m x 2.07m

(*At widest point)

Bathroom



Bedroom One



Bedroom Two

