

**Services**

Mains water, drainage, and electricity.

**Extras**

All carpets, fitted floor coverings, blinds, and appliances. Furniture is available by separate negotiation.

**Heating**

Electric heaters.

**Glazing**

Double glazing throughout.

**Council Tax Band**

D

**Viewing**

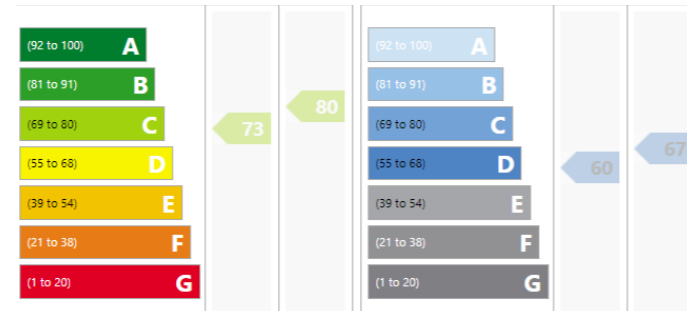
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £125,000  
 A full Home Report is available via Munro & Noble website.



**9 Argyle Court  
 Inverness  
 IV2 3DR**

An attractive two bedroomed first floor flat situated in a private retirement complex in the highly desirable Crown area of Inverness that is fully double glazed, has electric heating, and residents parking.

**OFFERS OVER £120,000**

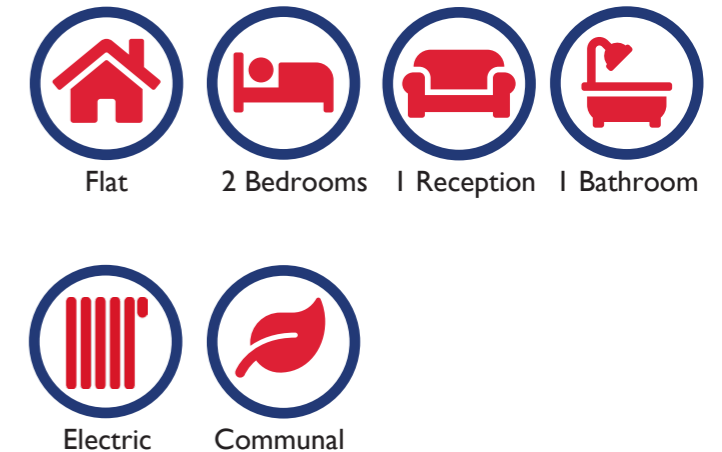
The Property Shop, 20 Inglis Street, Inverness

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/Diner

### Property Description

Located in the highly desirable Crown area of Inverness and just a few minutes' walk from the city centre, 9 Argyle Court is a first floor, two bedroomed flat situated in a private retirement complex. The attractive development is operated by Hanover Scotland Housing Association and is ideal for someone looking for a property with 24-hour support while retaining their total independence. One resident per dwelling should be of the age of 60. The nicely proportioned property is set within well-tended communal garden grounds. The accommodation within consists of an entrance hall, a fitted kitchen, a bright front facing lounge/dining room, two bedrooms, one of which is a double room boasting a fitted wardrobe with mirrored sliding doors while the other is a single bedroom with fitted storage facilities, and a bathroom which comprises a wash hand basin, a WC and a bath with electric shower over and complimentary tiling. The kitchen has wall and base mounted units with worktops, a sink with drainer and taps, a washing machine, a fridge freezer and an electric oven and hob with extractor over. There is excellent storage throughout which includes an airing cupboard, and a large, walk-in hall cupboard which also give access to the loft. The property benefits from electric heating, double glazing, emergency pull cords and a security entry system. Externally, there is residential parking and plus additional space for visitors. Early viewing is recommended. Local amenities can be found in nearby Kingsmills which include a delicatessen, an optician, paper shop and a chemist. Within 50 yards of the property there is a doctor's surgery and a frequent bus service to the town and out of town shopping centres.

### Rooms & Dimensions

Entrance Hall

Bedroom Two  
Approx 4.39m x 2.22m\*

Lounge  
Approx 5.00m x 4.67m

Kitchen/Diner  
Approx 2.03m x 3.61m

Bedroom One  
Approx 2.59m x 5.00m

Bathroom  
Approx 1.81m x 1.81m

(\*At widest point)



Kitchen/Diner



Bedroom One



Bedroom Two



Bathroom