

Services

Mains water, electricity, and drainage.

Extras

All carpets and fitted floor coverings. Curtains, blinds and white goods.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

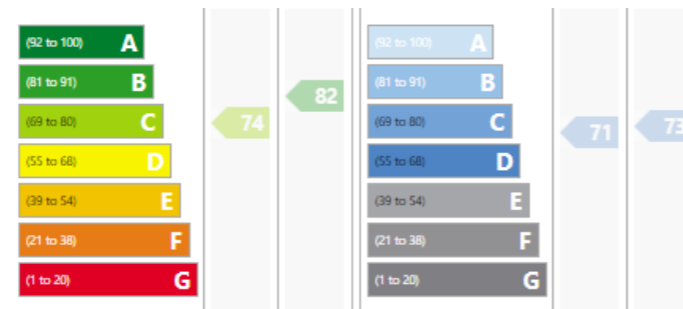
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £105,000
 A full Home Report is available via Munro & Noble website.



**Flat 51, Clachnaharry Court
 Inverness
 IV3 8LT**

A one bedroomed, second floor apartment located in the McCarthy & Stone retirement home complex that is fully double glazed and has electric heating.

OFFERS OVER £103,000

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.



Property Description

An excellent opportunity to purchase a one bedroomed, second floor apartment that is located in the Clachnaharry area of the city. The retirement home development is just a short distance from the city centre and has been designed with security and comfort in mind and offers a range of luxuries including a residents lounge, a laundry room, a guest suite, an emergency call system, a house manager and a lift to all floors. The property is accessed via a secure entry system and Flat 51 can be found on the second floor to the rear elevation. The accommodation has neutral décor throughout and consists of an entrance hall (with a walk-in storage cupboard) a fully tiled shower room which comprises a shower cubicle, a wash hand basin within a vanity unit, and a WC, and a bedroom which boasts double mirrored wardrobes with sliding doors and a good-sized open plan lounge/dining room which has French doors opening onto the well-placed Juliet balcony that overlooks the rear garden grounds. Completing the accommodation is the fitted kitchen which is accessed from the lounge/dining room. This room has wall and base mounted units with worktops, splashback tiling, a stainless steel sink with drainer and taps, and integral goods include an electric hob with extractor fan over, and an electric oven. Included in the sale is an under-counter fridge and freezer. Further pleasing features include double glazed windows, electric storage heaters and early viewing is recommended. The property sits within a well-kept communal garden area and comes with residential parking, along with additional parking for visitors. Clachnaharry Court 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, Eastgate Shopping Centre and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Rooms & Dimensions

- Entrance Hall
 - Walk-in Cupboard
Approx 0.92m x 1.91m
 - Lounge/Dining Room
Approx 7.23m x 3.21m
 - Kitchen
Approx 2.32m x 2.23m
 - Bedroom
*Approx 2.79m x 4.74m**
 - Shower Room
*Approx 2.10m x 1.70m**
- (*At widest point)

