

Services

Mains water, drainage, and electricity.

Extras

All carpets, fitted floor coverings, curtains, blind and an under-counter fridge and freezer.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Viewing

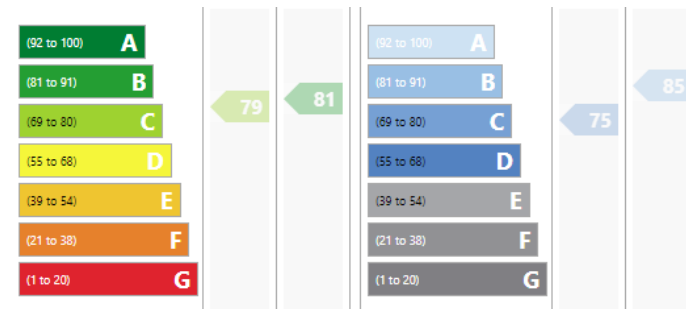
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £100,000
 A full Home Report is available via Munro & Noble website.



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.



**Flat 49, Clachnaharry Court
 Inverness
 IV3 8LT**

An attractive, one bedroomed, second floor apartment located in the Clachnaharry Court retirement home complex, that is fully double glazed, has electric heating and ample storage.

OFFERS OVER £95,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

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Property Overview

- Retirement Flat
- 1 Bedroom
- 1 Reception
- 1 Shower Room
- Electric
- Communal
- Residents' Parking





Kitchen



Lounge/Dining Room

Property Description

A fantastic opportunity to purchase a spacious one bedroomed, second floor apartment that is located in Clachnaharry area of the city for the over 60s, and will perfectly suit couples or individuals. The retirement home complex is just a short distance from the city centre and is conveniently situated on a bus route, giving easy access to excellent amenities. This welcoming home has been designed with security and comfort in mind and offers a range of luxuries including a residents lounge, laundry room, guest facilities, an emergency call system, a house manager and a lift to all floors. The property is accessed via a secure entry system and number 49 can be found on the second floor to the left elevation, and boasts lovely views towards the Caledonian Canal. The accommodation within is decorated with neutral tones which will appeal to many and consists of an entrance hall, (which has a walk-in cupboard and loft access) a shower room which comprises a wash hand basin within a vanity unit, a WC, and a wet-walled shower cubicle with mains shower, a double bedroom with double, mirrored wardrobes with sliding doors and a bright and airy open plan lounge/dining room which overlooks the garden grounds. Completing the accommodation is the well-appointed kitchen which is accessed from the lounge/dining room. This room is fitted with modern wall and base mounted units with worktops and complimentary splashbacks, a stainless-steel sink with taps and drainer and an integral electric hob with extractor fan over and an eye-level electric oven. There is also an under-counter fridge and freezer which are included in the sale. Further pleasing features include double glazed windows and electric storage heaters and early viewing is recommended.

The property sits within a well-kept communal garden area and comes with resident's 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, the Eastgate Shopping Centre and High Street shops.



Bedroom



Shower Room



Lounge/Dining Room

Rooms & Dimensions

Entrance Hall

Lounge/Dining Room

Approx 3.33m x 7.07m*

Kitchen

Approx 2.31m x 2.25m*

Bedroom

Approx 4.13m x 2.71m*

Shower Room

Approx 2.10m x 1.62m*

(*At widest point)

