

Services

Mains water, electricity, and drainage.

Extras

Fitted floor coverings and blinds. A washing machine and an under counter fridge/freezer. Some items of furniture are available under separate negotiation.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

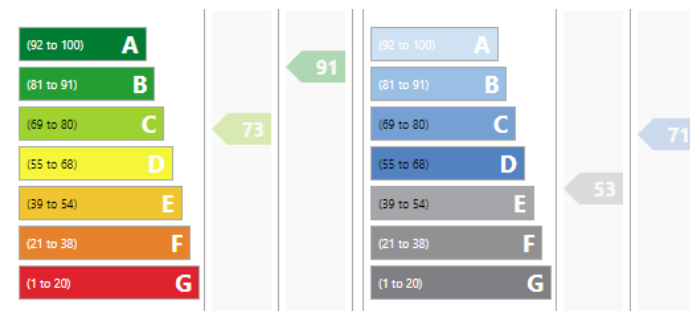
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

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



**45 Blackwell Court
Inverness
IV2 7AR**

A one bedroomed, four-plex maisonette that is fully double glazed, has electric heating, residents parking and garden grounds.

OFFERS OVER £122,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Four-Plex Maisonette
- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Electric
- Garden
- Resident's Parking

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

An excellent opportunity to purchase an attractive, one bedroomed four-plex maisonette which is located in the popular residential area of Culloden. The property would make a fantastic purchase for first time buyers, young professionals, or those looking for a property with fantastic rental potential, as it's compliant with the current letting legislation and is in walk-in condition. This well-proportioned home is decorated in neutral décor throughout and offers a number of pleasing features including double glazed windows, electric heating and a garden to the side elevation. Spread over two floors, the accommodation within comprises an entrance vestibule, a bright and spacious lounge and completing the ground floor is the fully fitted kitchen. The modern kitchen has wall and base mounted units with complimentary splashbacks, a stainless steel sink with mixer taps and drainer, a large larder cupboard, and an integrated electric oven and hob with extractor fan over. Included in the sale is the under-counter fridge-freezer and washing machine. From the lounge, stairs rise to the first floor accommodation which has a landing (with loft access) two cupboards, a dual aspect double bedroom (with mirrored wardrobes) and the bathroom which is fitted with a three piece suite comprising a WC, a wash hand basin, a bathtub with mains shower over and is completed with tiling and wet-walling.

Outside, the property has a garden to the side elevation which is laid to patio and houses a garden shed. There is an area of lawn, and is completed by timber fencing. The front elevation has residents parking which is laid to lock block. Early viewing is highly recommend.

There are excellent local amenities within walking distance including shops, pub and restaurant, butcher, bakers, post office, pharmacy, doctors, nursery and hairdressers. Primary School and Secondary/Community School (Pool and Leisure Centre). Regular buses provide access to Inverness city centre and Raigmore Hospital/Inshes retail park, which offers a wide range of shops, restaurants, recreational and leisure facilities, whilst Inverness Shopping Park (Eastfield Way) has a variety of shops, restaurants and VUE cinema. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are nearby.



Lounge



Bedroom

Rooms & Dimensions

Entrance Vestibule

Approx 1.12m x 1.26m

Lounge

Approx 3.41m x 3.90m

Kitchen

Approx 3.17m x 1.58m

Landing

Bathroom

Approx 1.90m x 1.94m

Bedroom

Approx 3.33m x 3.09m*

*At widest point



Bathroom

