

Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blind. All furniture is included in the sale (apart from the dining room table)

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

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

Entry

By mutual agreement.

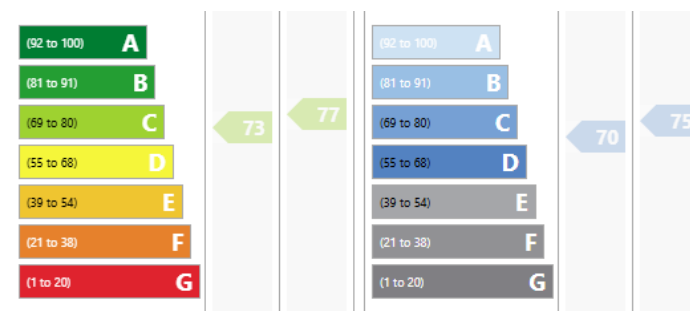
Home Report

Home Report Valuation - £295,000

A full Home Report is available via Munro & Noble website.

Factoring Fee

£170 Per month.



5 Rossie Lodge, Dores Road Inverness IV2 4HB

An opportunity to purchase a two bedroomed penthouse apartment, located in Rossie Lodge which is situated on the banks of the River Ness.

OFFERS OVER £294,000

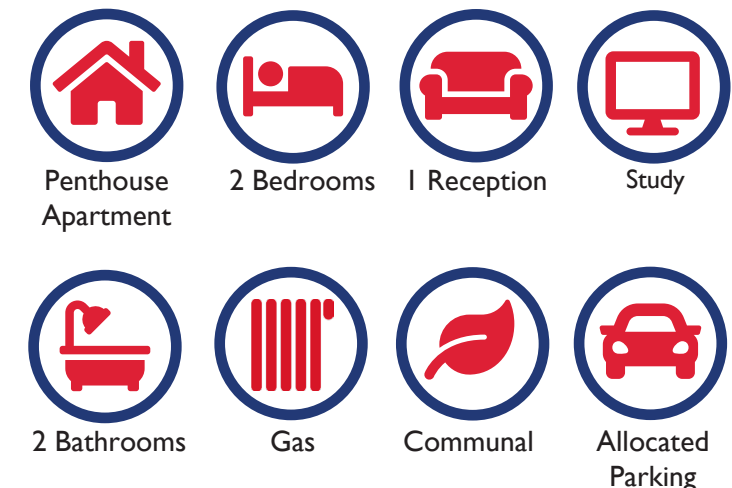
📍 The Property Shop, 20 Inglis Street, Inverness

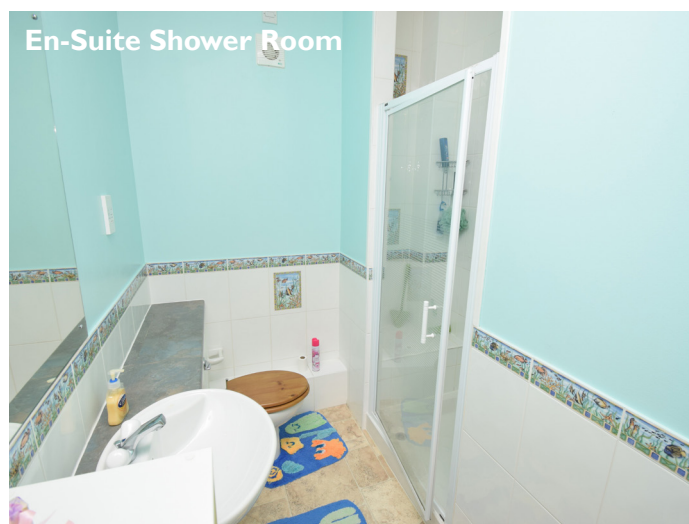
✉️ property@munronoble.com

☎️ 01463 22 55 33

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Property Overview





Kitchen/Breakfast Room



Kitchen/Breakfast Room



Lounge/Dining Room



Property Description

Located on the seldom available Dores Road, 5 Rossie Lodge is an impressive two bedroomed, penthouse apartment which enjoys an elevated position and boasts stunning views over the River Ness. Early viewing of this property comes highly recommended to appreciate the size of the accommodation within, as well as the desirable location it occupies. The apartment will appeal to a number of prospective purchasers including young professionals or those looking for a property with excellent Air B&B potential, given its close proximity to the city centre and a number of excellent leisure facilities. A secure entry system allows access to the communal entrance hall, which is shared with just six other properties and has stairs and a lift taking you to the top floor where number 5 can be found. Inside offers a wealth of fantastic features including gas central heating, double glazed windows, ample storage provisions, high ceilings and stylish lighting featured in the turret. Upon entering the apartment, you are greeted with a bright and spacious entrance hall which has a double storage cupboard and loft access. Off the hall can be found two double bedrooms (both benefiting from mirrored fitted wardrobes), with the principle bedroom having an en-suite bathroom and the second bedroom having an en-suite shower room, a lounge/dining room with study off, and a kitchen/breakfast room. The lounge/dining room is fresh and spacious area and with the clever use of glazing, allows an abundance of light to flood the room throughout the day. From here, a door leads to the balcony area which has tiled flooring and is perfectly positioned to enjoy the sunshine and take in the views over the River Ness. The kitchen/breakfast room is generous in size and provides space for a table and chairs to sit and relax with a morning coffee. It is fitted with a number of wall and base mounted units with worktops, and has complimentary splashback tiling, a 1 ½ stainless steel sink with mixer tap and drainer, and the integrated goods include a washing machine, a fridge-freezer, dishwasher, an eye-level oven, and electric hob with extractor fan over. Outside, the apartment sits within attractive communal garden grounds, and comes with its own allocated parking space, with additional parking spaces for visitors. Excellent amenities are within walking distance of the property and include Bellfield Park, Eden Court Theatre and Inverness Leisure centre and Aquadome. There is a bus route along Island Bank Road to and from Inverness City Centre where a comprehensive range of amenities can be found including shops, restaurants and cafés.

Lounge/Dining Room



Study



Rooms & Dimensions

Entrance Hall

Bedroom Two
Approx 3.33m x 3.22m

En-Suite Shower Room
Approx 4.01m x 1.96m*

Bedroom One
Approx 3.83m x 4.75m

En-Suite Bathroom
Approx 2.89m x 2.16m

Lounge/Dining Room
Approx 6.94m x 5.00m

Study
Approx 3.15m x 3.13m

Kitchen/Breakfast Room
Approx 4.99m x 3.47m

*At widest point

