

Services

Mains water, drainage and electricity.

Extras

All carpets, fitted floor coverings, curtains, blinds and single bed.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

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

Entry

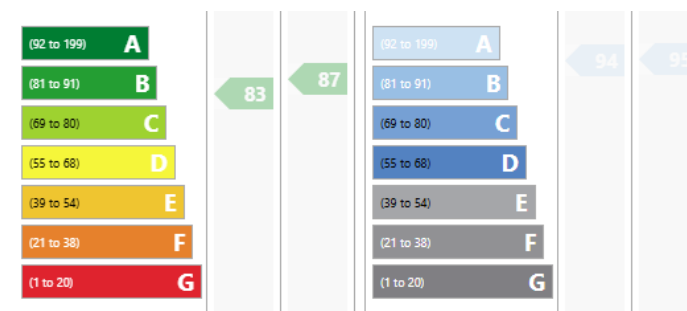
By mutual agreement.

Home Report

Home Report Valuation - £130,000
 A full Home Report is available via Munro & Noble website.

Factoring Fee

The factors of the property are First Port Services and an annual service charge is £2926.74 for a two bedroom flat.



Flat 38, Clachnaharry Court Inverness IV3 8LT

A two bedroomed, first floor apartment located in a retirement home complex, that is fully double glazed, has electric heating and resident's parking.

OFFERS OVER £128,000

📍 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.



Kitchen



Lounge/Dining Room

Property Description

38 Clachnaharry Court is an appealing two bedroomed, first floor apartment for the over 60s, and would make a lovely home for couples or individuals. 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, laundry room, an emergency call system, a guest suite, a house manager and a lift to all floors. The property is accessed via a secure entry system and number 38 can be found on the first floor to the rear elevation. The attractive accommodation is in walk-in condition and offers comfortable and spacious living. It comprises an entrance hall which benefits from two good sized cupboards, a fully tiled bathroom which comprises a wash hand basin within a vanity unit, a WC, and a bath with mains shower over, two double bedrooms, with the principal bedroom boasting a mirrored wardrobe with sliding doors, and a bright and airy open plan lounge/dining room which has a Juliet balcony overlooking the surrounding grounds. Completing the accommodation is the fitted kitchen which is accessed from the lounge/dining room. This room is fully modernised and is fitted with stylish wall and base mounted units with worktops, and has a stainless steel sink with drainer and taps, and complimentary splashbacks. Integral goods include an electric hob with extractor fan over, an eye-level microwave and oven and a low level fridge and freezer. All windows in the property are front facing, and allow the natural light to flood the apartment throughout the day. Further pleasing features include double glazed windows and electric heating and early viewing is recommended to appreciate the size of the welcoming accommodation within.

The property sits within a well-kept communal garden area, which has a seat area to the front elevation, 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.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Hall

Lounge/Dining Room
Approx 8.05m x 3.26m

Kitchen
Approx 2.66m x 2.31m

Bedroom Two
Approx 4.79m x 2.78m*

Bedroom One
Approx 2.84m x 4.78m*

Bathroom
Approx 2.08m x 1.69m

*At widest point



Lounge/Dining Room



Bathroom