



Castle Heather Drive, Inverness, IV2 4ED

Offers Over £108,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- One bedroom top floor flat for sale
- Situated in the popular Castle Heather area of Inverness
- Gas central heating
- Double glazing
- Floored attic with lighting and power
- Above average EPC energy rating
- Low cost council tax
- Viewings by appointment only, 7 days a week
- Entry date buy mutual consent
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Just two miles from the centre of Inverness and close to some of the major employers in the area, including Raigmore Hospital, Police Scotland and several retail and business parks, Castle Heather is a leafy suburb popular with young people and families. Constructed in 1995 the property has been maintained to a good standard. It offers a nicely decorated home suitable for a couple as a first purchase or a potential investment. The building is neatly finished, with plenty of green space and residents parking. The flat is on the top floor of a two-storey purpose-built block and is accessed through a tidy communal entrance.

The living room is painted soft cream and has wooden doors, window surrounds and joinery, as is the rest of the flat. This room is comfortable and neatly laid out and has a large casement window and window ledge, emphasising the abundance of natural light, making it an attractive feature. There is plenty of room for seating and space to include a desk for home working or leisure. A generously sized kitchen is painted off-white to offset the stylish grey wall and floor cabinets and work surfaces. A four-burner gas hob and stainless steel oven finish the look, creating a modern space with a window that has a lovely view of the surrounding area. A separate bank of cabinets and the sink are to one side, leaving expanses of workspace for preparation and serving close to the cooking area. Space is available to include a table and chairs.

The double bedroom is generously appointed with space for dressing furniture and offers another lovely view across the wider area and of the trees outside. A large, deep window ledge adds character and charm to the room. The built-in double wardrobe offers a good amount of storage and its sliding mirror doors ensure the room is filled with light reflected from the large window. Finished in white and grey, with a walk-in shower, white WC and pedestal wash hand basin, the bathroom is simple but nicely finished and again, of a good size.

86 Castle Heather Drive is a delightful property which has been pleasantly decorated. It is well laid out and with a well designed interior of 42 m², has good proportions, with plenty of space for a single person or a couple and it comes with a floored loft space which has electric sockets and lighting, offering additional storage or potential office space. With such a great location, a low Council Tax band of B and a fabulous top-floor setting, this is a very attractive property, especially for someone looking for their first step onto the property ladder.

ABOUT INVERNESS

Inverness is a beautiful city on the mouth of the River Ness. Surrounded by hills, it offers stunning views of mountains and historical architecture. The University of the Highlands and Islands, Inverness campus, which opened in 2015, is set to ensure that the city has the talent required to serve the needs of the Highlands for many years to come. The city annually plays host to the Baxter's Loch Ness Marathon and the Inverness Half Marathon & 5k.

There are excellent sports facilities in the city, including the Inverness Ice Centre, Highland Rugby Club, Inverness Harriers Amateur Athletics Club, hosted by Inverness Leisure which also offers a sports club, gym and swimming pool complex. Other outdoor pursuits such as cycling, horse riding, kayaking, sailing and hiking are also well catered for. There are two cinemas and the Eden Court Theatre offers an excellent choice of drama, comedy and a variety of other shows, arts and crafts.

Inverness is the capital of the Highlands and has experienced continued growth over many years. A vibrant northern city, with lots of inward investment and excellent job prospects. The upgrading of the A9 between Perth and Inverness and the A96 between Inverness and Aberdeen to dual carriageway, is set to see further room for development in the years ahead. Inverness Airport at Dalcross, links the city not only to London but to several European cities.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: B

EPC Rating: C (76)

Entry Date: By mutual consent

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.



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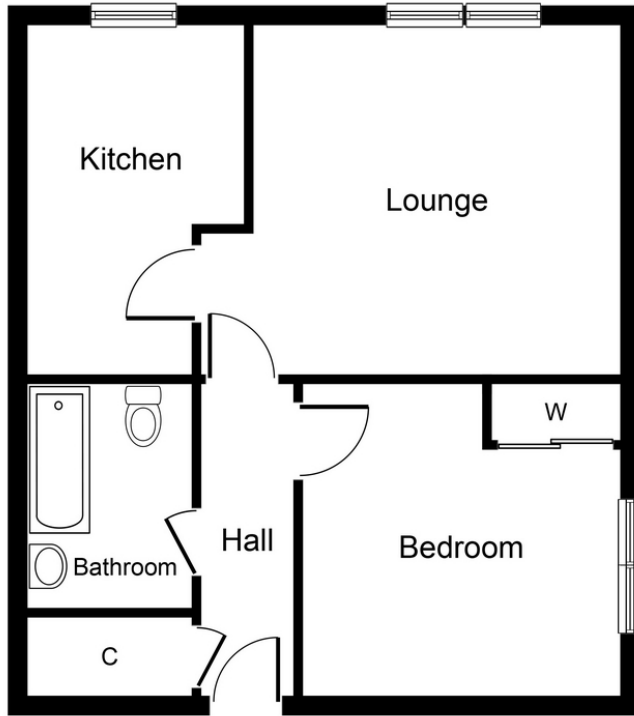


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41 m²

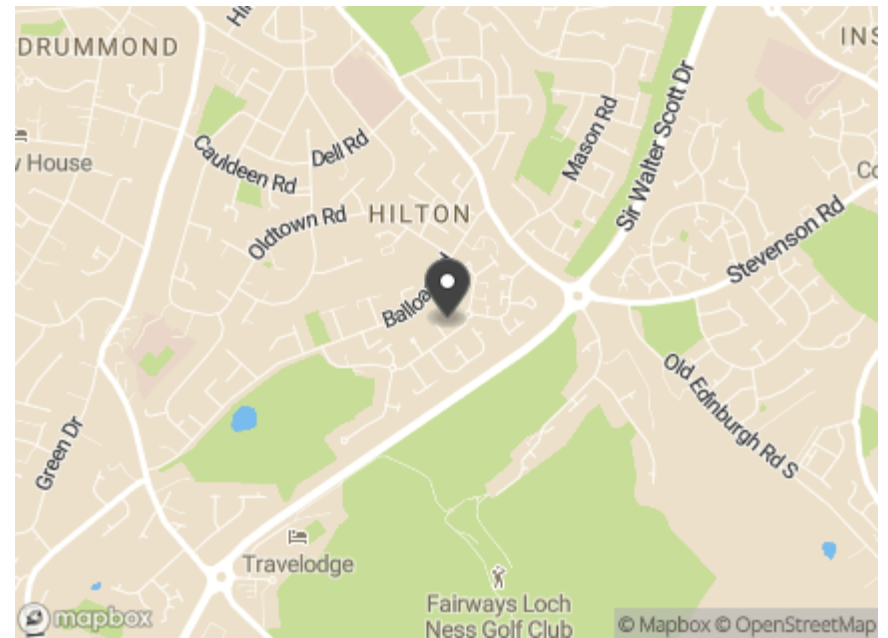




Approximate Floor Area
459 sq. ft.
(42.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England, Scotland & Wales			EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions					
(92+) A					
(81-91) B					
(69-80) C					
(55-68) D					
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