



43 West Heather Road, Inverness, IV2 4WS

Well Proportioned & Bright 2 Bedroom First Floor Flat

- Security Entrance
- Hall
- Lounge
- Kitchen/Diner
- Bathroom
- 2 Bedrooms
- En-suite Shower Room
- Electric Heating
- Double Glazing
- EPC Band - C





DESCRIPTION

This is a well proportioned flat, set on the first floor sharing a security entrance system with one other property. In excellent order throughout, the lounge is bright with space for dining and the nicely fitted kitchen also offers room for table and chairs. Both bedrooms are doubles, each appreciating a fitted wardrobe, and the master bedroom also enjoys en-suite facilities. Benefiting from electric heating and double glazing, there is a stair lift fitted in the communal stairwell if required. It should be noted: The properties within Balloan Fields Village are restricted to those aged 55 or over, those who have retired early on medical grounds or those that are dependent on the health care system.

LOCATION

West Heather Road forms part of Balloan Fields Village, which is pleasantly situated in the Culduthel area, some 3 miles from the city centre. There is easy access to the distributor road ensuring good access to the A9 both north and south and Raigmore Hospital. There is a shop on Culduthel Road and easy access to an Asda Supermarket. Fairways Bar and Restaurant and The Three Witches Restaurant are both close by and there are various shops at the nearby Balloan shopping area. There is a regular bus service to the city centre.

DIRECTIONS

From Inverness Town Hall travel up Castle Street, continuing straight on at the top of the hill on to Culduthel Road. Carry on straight through at the traffic lights. At the next set of traffic lights (cross roads), again carry on straight through and follow the road as it veers right. At the small roundabout veer left and then carry straight on at the traffic lights. Continue along this



road taking the second turning on your right. Follow the road in and around to the left, passing Culduthel Care Home on your right and the flats are set at the end of the cul-de-sac. Number 43 is set to the right hand side of the building.

COMMUNAL ENTRANCE

A security entrance door opens to a hall way with staircase and stair lift access to the first floor. The communal hallway is shared with only one other property and number 43 is the property to the left.

HALL

6.22m x 1.39m (widens to 2.14m)

Door from communal hallway opens into the hall of the flat. Doors opening to the lounge, kitchen, bathroom and bedrooms. Door to cupboard with shelf and hanging rail and housing the electric consumer unit and meters. Hatch to loft space.

LOUNGE

5.30m x 3.81m (longest/widest points)

This bright and well proportioned room has windows to the front and either sides with views across the communal grassed areas. Security entry phone system. Telephone point. Television aerial point and cabled for satellite. Electric storage/convactor heater.

KITCHEN / DINER

4.12m x 3.11m (excluding entrance)

The well proportioned kitchen is fitted with wood fronted base and wall units incorporating an electric oven and ceramic hob with pull out extractor hood above. Integrated fridge and washing machine included in the sale price. Stainless steel sink with drainer. Ample space for table and chairs. Windows to the front looking over the parking area. Double doors to a good sized shelved pantry cupboard. Electric storage heater.

BATHROOM

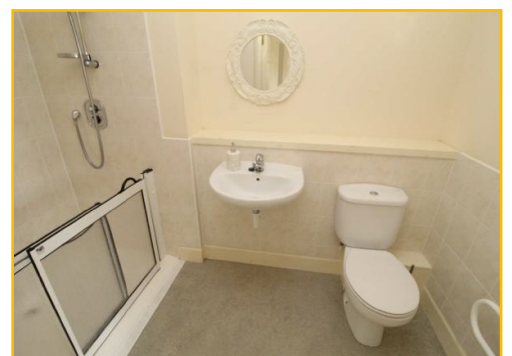
2.37m x 1.98m

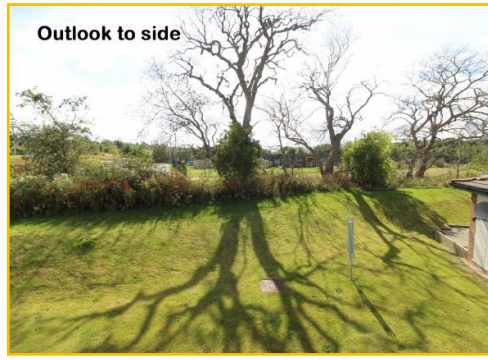
Fitted with a white suite incorporating bath, wc and wash hand basin. Opaque window to the side. Wall mounted mirror. Electric towel warmer and wall mounted fan heater.

BEDROOM 1

4.69m x 3.22m (longest/widest points)

Set with window to the rear looking across the communal garden grounds, this is a nicely proportioned room with door opening to an en-suite shower room. Electric storage/convactor heater. Double doors to a fitted wardrobe with hanging rail and shelf. Telephone entry handset. Telephone and television aerial points.





EN-SUITE SHOWER ROOM

2.64m x 1.34m

This room is fitted with a large shower area with low level screen, wc and wash hand basin. Wall mounted mirror. Heated towel rail and wall mounted fan heater.

BEDROOM 2

3.29m x 2.71m (widens to 3.94m)

Set with window to the side looking over the grass communal area. This rooms has double doors opening to a fitted wardrobe with hanging rail and shelf and a further door to a cupboard with shelf and housing the hot water tank. Electric panel heater.

COMMUNAL GARDEN GROUNDS

The property is surrounded by well tended grassed and planted areas with parking available to the front.

HEATING

The property benefits from "Total Control" electric heating which is a combination of storage and panel heaters.

GLAZING

The property benefits from double glazing.

EXTRAS

The fitted floor coverings, blinds, oven, hob, extractor hood, integrated fridge and washing machine are included in the sale price.

COUNCIL TAX

The current council tax band on this property is Band D. You should be aware that this may be subject to change upon sale.

SERVICES

The property benefits from mains electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement. Early entry is available

VIEWING

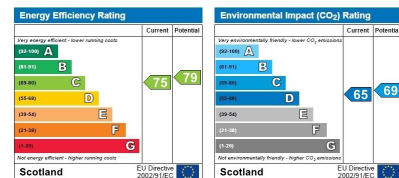
Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 and they will be able to arrange a viewing on your behalf.

EMAIL

Property@solicitorsinverness.com

HSPC REFERENCE

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