



BEDROOM

3.40m x 3.10m (longest/widest points)
 This is another double room set with window to the front and further window to the side which appreciates an aspect across to the Moray Firth and Black Isle beyond. Double sliding mirrored doors to the fitted wardrobe with hanging rail and shelf.

HEATING

The property benefits from gas central heating.

GLAZING

The property benefits from double glazing.

EXTRAS

All fitted floor coverings, curtains, blinds, oven, hob, extractor hood, fridge freezer, dishwasher and washing machine are included in the sale price. The property is available to be purchased with most of the contents included, subject to negotiation.

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 gas, electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

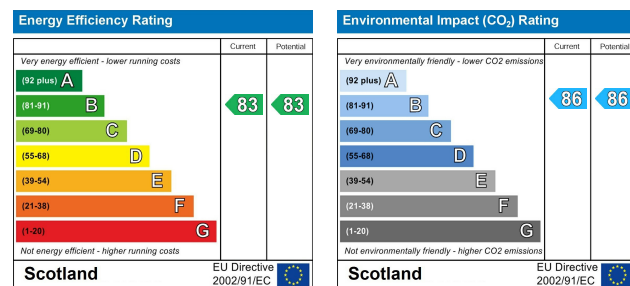
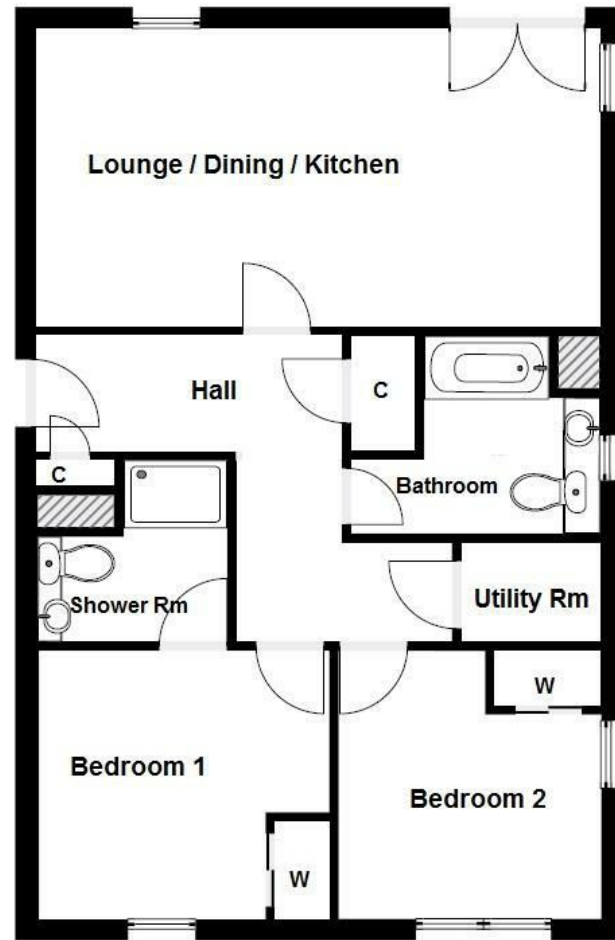
Viewing is strictly by appointment. Contact Anderson Shaw & Gilbert part of Ledingham Chalmers on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to arrange a viewing on your behalf.

EMAIL

asgproperty@ledinghamchalmers.com

HSPC REFERENCE

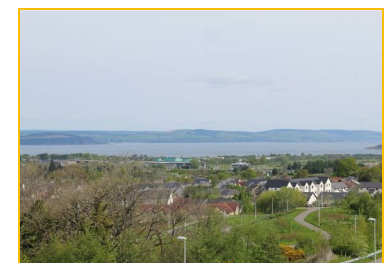
60379



87 Atholl Place, Inshes, Inverness, IV2 6EX

Well Proportioned 2 Bedroom 1st Floor Apartment with Superb Views Across to both Moray and Beaulay Firths

- Security Entry System
- Hall
- Open Plan Lounge/Dining/Kitchen
- Utility Room
- 2 Double Bedrooms (1 En-Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Off-road Parking Provision
- EPC Band - B



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
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 Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)
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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Offers Over £215,000



DESCRIPTION

In excellent order throughout, this first floor apartment commands a superb aspect across Inverness to both Beaulieu and Moray Firths and the Black Isle beyond. Well appointed and finished to a very high standard, the property has been tastefully furnished and is available to be purchased complete with the majority of the contents included in the sale, subject to negotiation. The lounge is open plan to the kitchen / dining room and appreciates a Juliet balcony to the front and further window to the side taking full advantage of the outlook. The contemporary kitchen incorporates Bosch integrated appliances and there is ample room for dining with separate utility room provision. The property boasts high ceilings, good sized rooms, ample storage and wide hallway ensuring the apartment is altogether airy and bright. Benefiting from gas central heating and double glazing, the master bedroom has an en-suite shower room and both bedrooms have fitted wardrobes. This very comfortable home, is currently tenanted and is ideal as a high quality letting / holiday letting investment (the current tenant would be delighted to remain, should this be an option). Appealing for the most discerning of purchasers, viewing is highly recommended.

LOCATION

Appreciating an elevated position, the apartment offers stunning views across Inverness, both Moray and Beaulieu Firths and the Black Isle beyond. Located within easy access to the distributor road, UHI Campus and Raigmore Hospital. Inshes Retail Park with both Tesco and Aldi supermarkets, drive-through McDonalds and Costa restaurants and various shops, is within walking distance. and the local Co-op is close by. There is a regular bus service to the city centre. Children attend Milton of Leys Primary School which, is within walking distance and secondary school children attend Milburn Academy. There is a church, children's play park and lovely walks all available nearby.



DIRECTIONS

From Milburn Road take the third exit at the roundabout onto Old Perth Road, and at the next roundabout, take the first exit continuing on Old Perth Road. Follow the road passing the hospital on your left and at the next roundabout take the 4th exit onto Sir Walter Scott Drive (the distributor road). At the next roundabout, turn left and continue straight on at the next roundabout up the hill following Inshes Road towards Milton of Leys. Pass the primary school on the right and go straight on at the roundabout (2nd exit, just after passing the Co-op on the left) Continue up the hill and take the next left into Atholl Place. Follow the road round to the right at the top of the hill and round to the right again. The property is at the end of the cul-de-sac and number 87 is accessed via the door furthest to the right.

ENTRANCE

The property has a security entrance system and the apartment is set on the first floor, with door on the left hand side.

HALL

The wide and airy hallway has a door to a cupboard housing the electric consumer unit and meter, with telephone point and shelving. Door to further cupboard with shelving and hanging rail. Doors opening to the lounge, bathroom, bedrooms and utility room. Wall mounted entry phone system.

LOUNGE/DINING/KITCHEN

6.66m x 3.52m

This lovely, bright and airy room has a lounge area which is open plan to the dining/kitchen areas. Windows to the rear and side and French doors opening to a Juliet balcony which takes full advantage of the superb aspect across Inverness to both Beaulieu and Moray Firth and the Black Isle beyond. Telephone point. The contemporary fitted kitchen appreciates quality fitted appliances including a Bosch induction hob, electric oven and chimney style extractor hood. Integrated fridge freezer and dishwasher. One and a half bowl granite style sink with drainer. Ample space for table and chairs.

UTILITY ROOM

1.68m x 1.20m

The utility room is set off the hallway and is fitted with a work surface and wall mounted unit. The Bosch washer dryer is included in the sale. Wall mounted shelving.

BATHROOM

2.92m x 2.10m

Fitted with a white suite incorporating bath with shower above, wc and vanity wash hand basin with storage below. Opaque window to the side. Wall mounted cabinet with mirrored door and light above. Wall mounted mirror.

BEDROOM

3.45m x 3.25m (approximately)

This nicely proportioned, double room is set to the front with window looking over the car parking area. Double mirrored doors open to a fitted wardrobe with hanging rail and shelf. Television aerial point. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.20m x 1.22m (excluding cubicle)

This room is fitted with a double shower cubicle, wc and vanity wash hand basin with storage below. Large wall mounted mirror and glass shelf.

