

GLAZING

The property benefits from double glazing.

EXTRAS

It should be noted that this property can be sold as seen with all contents, including the flooring, light fittings, curtains and appliances.

FACTORING FEES

A factoring fee on average of between £250-£300 is paid quarterly. This includes building insurance, maintenance of the building, lift and landscaping of the garden grounds.

COUNCIL TAX

The current council tax band on this property is Band E. 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. Fibre optic broadband is available.

ENTRY

By mutual agreement.

VIEWING

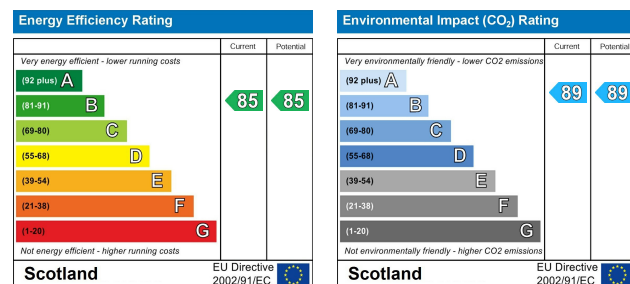
Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view.

EMAIL

asgproperty@ledinghamchalmers.com

HSPC REFERENCE

60735



26 Hedgefield House, Inverness, IV2 4FN

Well Proportioned 2 Bedroom 1st Floor Apartment Located in a Quiet Residential Area Within Easy Reach of the City Centre

- Entrance Vestibule
- Hall
- Lounge
- Kitchen
- 2 Bedrooms (1 En-Suite)
- Bathroom
- Communal Garden Grounds
- Gas Central Heating
- Double Glazing
- EPC Band - B



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
 Telephone: 01463 253 911 | Fax: 01463 711 083
 Ullapool Office: Village Hall, Ullapool
 Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)
www.andersonshaw.com | property@solicitorsinverness.com

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 £285,000



DESCRIPTION

This bright and desirable apartment is set on the first floor, accessed by both lift and stairs, and enjoys a pleasing aspect over an established green land area. In excellent order throughout, the lounge appreciates a Juliet balcony looking over the garden grounds, which are laid to grass and mature trees. The kitchen is well fitted and comes fully equipped and there are two double bedrooms, one of which has an en-suite shower room. In excellent order throughout, the current owners have been using the property for long term letting very successfully, but the property would also make a very comfortable home should this be preferred. Benefiting from gas central heating and double glazing, the property has a secured entry system, lift access and there is ample parking provision.

LOCATION

The property is situated in a quiet, highly sought after residential location within pleasant communal garden grounds. The city centre with all its amenities is within easy reach and Crown Primary School is a short distance away as are the shops and services (licensed newsagent, delicatessen, dentist, chemist and bakers shop) at nearby Kingsmills. Secondary school children would attend Millburn Academy.

DIRECTIONS

From the Town Hall proceed up Castle Street and then on to Culduthel Road at the top of the hill. Continue straight on at the traffic lights and follow the road along. You will pass Heatherley Crescent to the right, then access to Hedgefield House is on the left. Follow the tree lined driveway around to the right and number 26 is located in the last building on the right hand side.



ENTRANCE VESTIBULE

2.01m x 1.35m

A door from communal landing opens to the entrance vestibule. Wall mounted coat hooks. Hatch to loft space. Door to storage cupboard housing the electric meter and telephone point. Door to hallway.

HALL

5.28m x 1.08m

Doors to lounge, bathroom and two bedrooms. Door to shelved linen cupboard. Wall mounted phone unit for communal entry door.

LOUNGE

4.44m x 3.47m

The lounge is a nicely proportioned room. Double doors open to a Juliet style balcony with views over a woodland area. Television aerial and telephone point. Double sliding doors to kitchen.

KITCHEN

3.12m x 2.40m

The kitchen is bright and fitted with a generous range of contemporary base and wall units incorporating one and a half bowl stainless steel sink with drainer, fridge/freezer, washer/dryer, dishwasher and electric oven, microwave and ceramic hob with extractor hood above. There is space for a dining table and chairs.

BEDROOM

3.18m x 2.68m

This is a spacious double room set to the side of the property with windows looking over the communal garden grounds. There is ample storage which is provided by a fitted wardrobe with an additional cupboard housing the gas boiler.

BEDROOM

3.24 mx 3.17m

Set with windows to the side over looking the communal garden grounds, this is a good sized double room. Double sliding doors open to the fitted wardrobe with hanging rail and shelf. Television aerial point. Door to en-suite shower room.

ENSUITE

2.60m x 2.03m

Modern furnished suite comprising wc with concealed cistern, vanity wash hand basin with storage below and large shower cubicle. Wall mounted mirror.

BATHROOM

2.44m x 1.98m

Fitted with a modern furnished suite comprising wc with concealed cistern, vanity wash hand basin with storage below and bath with shower and screen above. Wall mounted mirror.

HEATING

The property benefits from gas central heating.

