



27 WEST HEATHER ROAD INVERNESS, IV2 4WS

OFFERS OVER £135,000
FREEHOLD

Welcome to this charming 2-bedroom ground floor apartment located in West Heather Road, Inverness. Situated in a peaceful neighbourhood, this property is perfect for those aged 55 and over looking for a comfortable and convenient living space.

This ground floor flat is designed to cater to the needs of those looking for easy accessibility and a low-maintenance lifestyle. The location is ideal for those who appreciate a peaceful environment while still being close to local amenities and transport links.

Don't miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.



home sweet home
estate agents
your local property experts

27 WEST HEATHER ROAD

- TWO BEDROOM FLAT - AGE 55 AND OVER • GROUND FLOOR • QUIET RESIDENTIAL AREA • AMPLE CAR PARKING AND SHARED GARDENS • TWO GENEROUSLY SIZED DOUBLE BEDROOMS • SPACIOUS KITCHEN_DINER WITH DOOR OPENING INTO GARDEN • WET ROOM FOR EASY ACCESSIBILITY • BUS FOR CITY CENTRE ROUTED NEARBY • COUNCIL TAX BAND C • EPC BAND C



Full Description

Welcome to this charming 2-bedroom ground floor apartment located in West Heather Road, Inverness. Situated in a peaceful neighbourhood, this property is perfect for those aged 55 and over looking for a comfortable and convenient living space.

This lovely 2 bedroom flat offers a comfortable living space in a peaceful residential area. Upon entering, you'll find an inviting living room perfect for relaxation and entertaining guests. The kitchen-diner has a good arrangement of base and wall mounted units with ample work surface space. The dining area can easily accommodate a table and 6 chairs. A door opens into the shared rear gardens, providing a lovely outdoor retreat. There are two double bedrooms, providing ample space for both residents and guests, and a convenient wet room for ease of use. The property is well-positioned, with local amenities such as a supermarket, bakery, hairdresser and barber within walking distance, and easy access to the city centre by car or bus.

Resident and visitor parking is situated to the front of the property. A shared garden can be found to the rear of the property, there is also a drying area.

Location

The property is situated in a quiet cul-de-sac just off Culduthel Road, with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Inshes Retail Park and the A9. There are local amenities a short walk away at Fairways, including a bakers, hairdressers, dentist, hotel, barbers, the Loch Ness Golf Course and the Fairways Golf Club, restaurant, and bar as well as an Asda superstore with petrol station. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, petrol station and Bannatynes Health Club. There is a regular bus service into the centre routed nearby. The city centre is a short drive away (1.5 miles) and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There

is easy access to a wide variety of outdoor walks and activities.

Additional Details

Council Tax Band C

EPC Band C

Double Glazed Throughout

Biomass Central Heating

Home Report Available By Contacting:

hello@homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet

Home on 01463 710151

Any offers should be submitted in Scottish legal form

to hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

Living Room

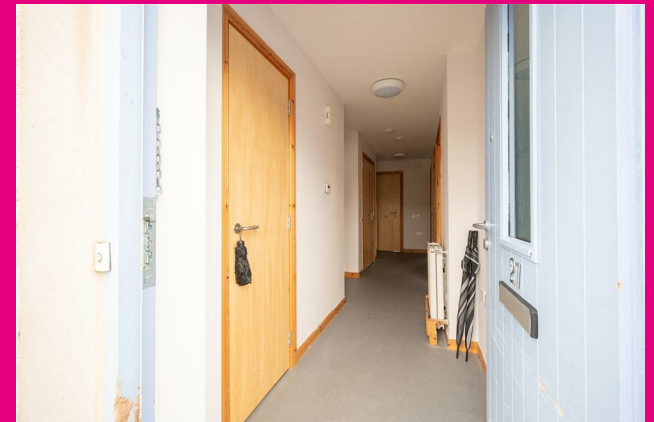
Kitchen/Dining Room

Bedroom 1

Bedroom 2

Bathroom

27 WEST HEATHER ROAD





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Home Sweet Home Estate Agents
 Inverness Sales
 5 Bank Street
 Inverness
 IV1 1QY

01463 710151
 hello@homesweethomemoves.co.uk
 www.homesweethomemoves.co.uk

