



75 CASTLE HEATHER DRIVE

INVERNESS, IV2 4EA

£120,000
FREEHOLD

Fantastic opportunity to purchase a two bedroomed flat in need of modernisation in the popular Castle Heather Area of Inverness. With a spacious lounge, kitchen, family bathroom and two double bedrooms this property will appeal to first time buyers and investors. Contact the office today to arrange your property viewing.



home sweet home
estate agents
your local property experts

75 CASTLE HEATHER DRIVE

- FANTASTIC FIRST HOME OR INVESTMENT PROPERTY
- SOUGHT AFTER CASTLE HEATHER AREA OF INVERNESS
- SPACIOUS ROOMS THROUGHOUT
- WOULD BENEFIT FROM SOME UPGRADING
- DOUBLE GLAZING
- CLOSE TO LOCAL AMMENITIES
- PARKING AREA TO REAR
- EPC BAND D



Full Description

We are delighted to present this Two bedroomed flat in the sought after Castle Heather area of Inverness making this an ideal choice for first time buyers or investors. Internally, the property offers generous accommodation, comprising of a spacious living room, perfect for entertaining family and friends. The fitted kitchen has a good arrangement of base and wall mounted units with ample work surface space. From the inner hallway there is access to both bedrooms all of which benefit from integral wardrobe space. The family bathroom comprises of a three piece suite with a shower over the bath. Externally there is a parking area to the rear and communal gardens.

Location

The property is located within the popular Castle Heather area of Inverness. This desirable residential area offers a range of excellent local amenities and services. Its close

proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, LifeScan, Police Headquarters, UHI Campus, Beechwood Business Park and Inshes Retail Park. There are local amenities at Balloan Shopping Precinct including Dow's Bar/Diner, Dominoes Pizza, chemist, general store, hairdressers and nail & beauty salon. Additional amenities and facilities are located a short drive away at Inshes Retail park, including a Tesco supermarket and petrol station, B and M home store and Bannatyne's Health Club. The Loch Ness Golf Course and Fairways Golf Club/Restaurant are located nearby. Primary schooling is available at Hilton Primary School, with secondary pupils attending the newly built Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities.

Additional Details

Council Tax Band C

EPC Band D

Double Glazing

Home Report Available on our website -
www.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.

Lounge

Kitchen

Bedroom One

Bedroom Two

Family Bathroom

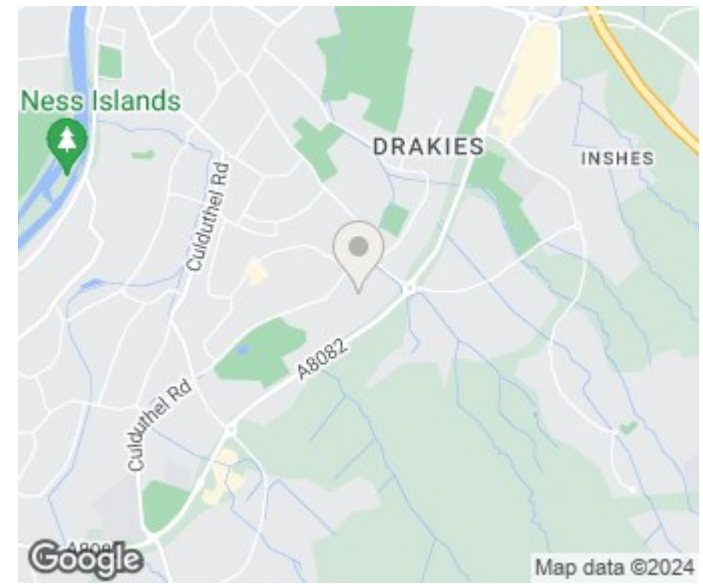
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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

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