



**home sweet home**  
**estate agents**  
your local property experts



## 101 Alltan Place Inverness

**£118,000**  
**OFFERS OVER (TBC**  
**ON HOME REPORT)**

Charming two-bedroom top floor apartment with stunning views Spacious lounge diner, bright kitchen, well-appointed bathroom and two double bedrooms both with fitted wardrobes. Includes a parking space. Ideal for comfortable and practical living. Contact us to schedule a viewing.



- Top Floor Flat with stunning views
- Freshly decorated throughout
- Spacious lounge overlooking the open parkland and Black Isle Beyond

### Full description

Are you looking for your first home or investment property? Then look no further! This freshly decorated, bright and well-proportioned two-bedroom top floor apartment boasts a range of enticing features, ideal for first-time buyers or investors seeking excellent rental potential. Enjoy breath-taking views of the Black Isle and lush parkland, making this a truly captivating opportunity. Contact the office today to arrange your property viewing.

### Location

Culloden is a residential area on the east side of Inverness with excellent local amenities and services. Its close proximity to the A96 Road allows easy access to and from Inverness City Centre, Inverness Retail Park and Inverness Airport. There are excellent local amenities at Inverness Retail Park, including Tesco, restaurants, home stores, cinema and health clubs. There is a regular bus service to and from the City Centre as well as further afield such as Inverness Airport. Smithton and Culloden also provide excellent amenities such as restaurants, convenient stores, pharmacies, hairdressers and beauty salons.

### Additional Details

Council Tax Band C  
EPC Band C

This property was previously rented out and if placed back onto the rental market we would expect a rental figure of around £750 per calendar month. There is a large loft that is currently not floored but would be additional storage if required. There is a factoring fee of £74.14 per month that includes building insurance, communal area cleaning and ground maintenance.

Double Glazed Throughout  
Electric 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.

**Lounge 14'1" x 11'7"**

**Kitchen 10'9" x 7'10"**

**Bedroom 1 11'8" x 9'2"**

**Bedroom 2 10'0" x 9'2"**

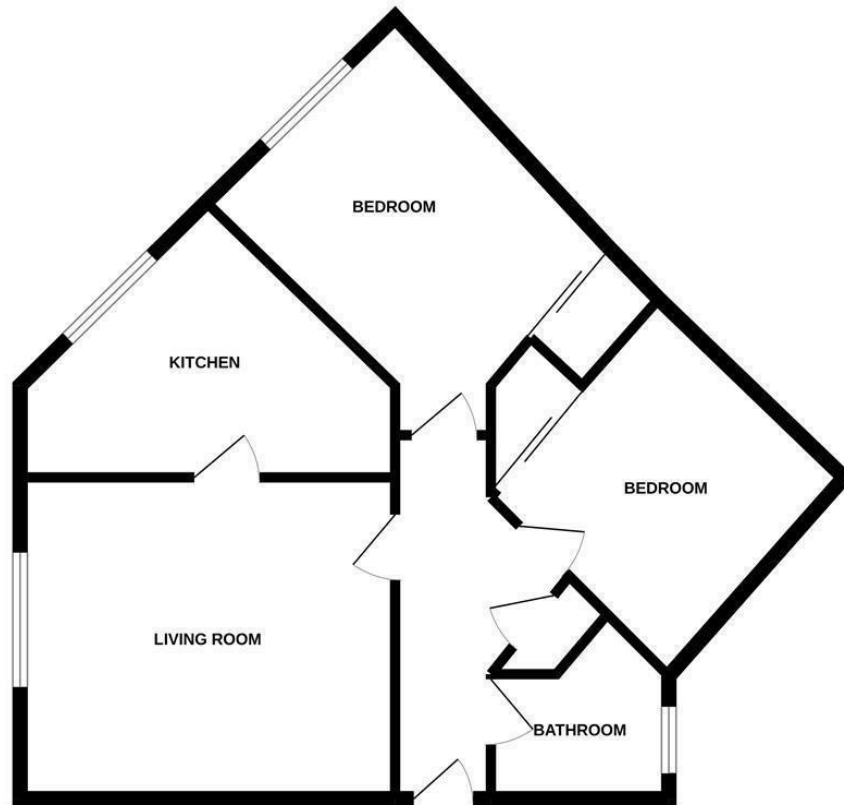
**Bathroom 7'7" x 6'3"**



- Both Bedrooms benefit from fitted wardrobes
- Full bathroom with fitted shower
- Ideal first home or investment property
- Immediate Entry available
- Epc Band
- Parking to the front
- Communal gardens maintained by the factors




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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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