



**8 Craigard Place, INVERNESS, IV3 8PR**

**Offers Over £125,000**

**REF: 60763**





Situated in the highly popular Scorguie area of the City, this one bedroom apartment is close to excellent facilities and is within very easy reach of the City Centre. The property benefits from double glazing, upgraded electric heating, garage, off-street parking and a fully enclosed rear garden. Offering good storage and well proportioned living space, this property represents an ideal home for a first time buyer.

Only by viewing can you fully appreciate this lovely apartment and the convenient location.

The accommodation consists of: an entrance vestibule, lounge with ample room for dining and wall mounted TV bracket, a well appointed kitchen with a selection of base and wall mounted units, complementary worktops, electric hob, oven, fridge, freezer, washing machine along with a generous under stair storage cupboard. On the upper floor is a double bedroom with fitted mirrored wardrobes and store cupboard housing the hot water tank; family bathroom comprising a three piece suite in white with mains fed shower to bath.

A fully enclosed garden is mainly laid to grass with a decked area providing an ideal venue for al fresco dining or entertaining. A driveway to the side of the property provides ample off-street parking and leads to the single garage which has light, power and up and over door.

Facilities nearest the property can be found at Charleston Shopping Centre which caters adequately for daily requirements and include a general store, Post Office, takeaway and salon. Education is provided at Muirtown Primary School or Charleston Academy, both of which are within easy walking distance.

Inverness, the main business and commercial centre in the Highlands, is within very easy reach and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

**Entrance Vestibule**      **1.20m x 1.09m (3'11 x 3'6)**

**Kitchen**                      **2.81m x 2.46m (9'3 x 8'0)**

**Lounge**                        **3.85m x 2.90m (12'8 x 9'6)**

**Bedroom**                      **3.12m x 3.11m (10'3 x 10'2)**

**Bathroom**                    **2.24m x 1.69m (7'3 x 5'6)**

**Garage**                        **5.84m x 2.64m (19'2 x 8'8)**



**General**

All floor coverings, blinds, curtains, fridge, freezer and washing machine are included in the asking price.

**Services**

Mains water, drainage, and electricity.

**Council Tax**

Council Tax Band B

**EPC Rating**

D

**Post Code**

IV3 8PR

**Entry**

By mutual agreement.

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

AG/JD/JONE0101/2

**Price**

Offers Over £125,000

**Directions**

From Inverness, take Telford Street crossing over the canal swing bridge, taking the second on your left. Continue up the hill, taking the third on the left into Canal Road, then first left into Craigard Terrace. Take 1st on right into Craigard Place and the property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

