

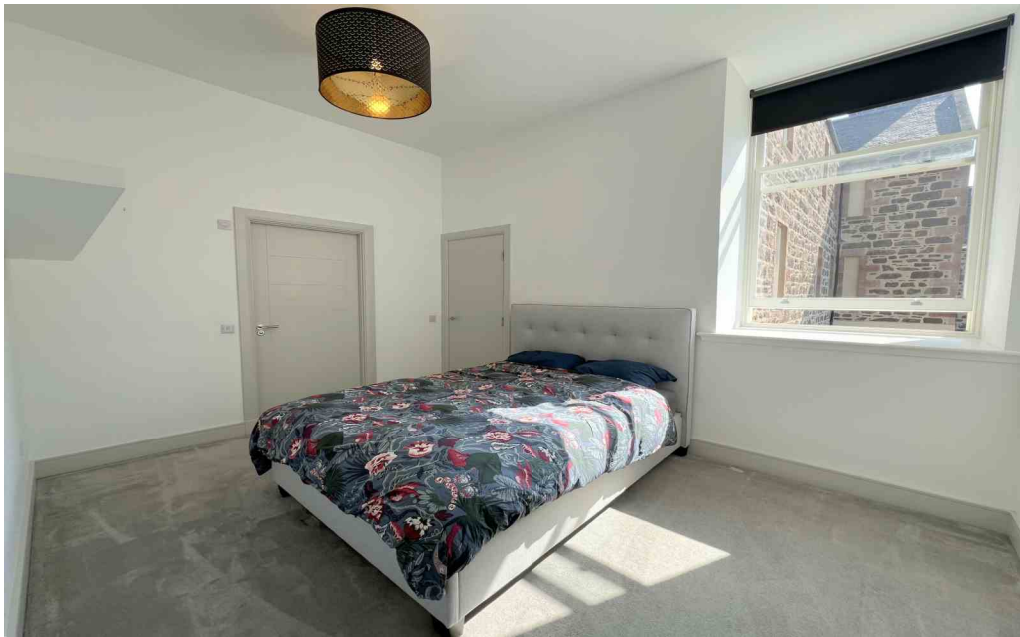


17 Great Glen Place, Inverness, IV3 8FA

Offers Over £260,000

REF: HSPC





This impressive, three-bedroom, executive apartment is located on the first floor of Great Glen Hall, enjoying a superb position in the sought after Westerbraigs area of the city. The historic B-Listed building was beautifully renovated by Robertson Homes in 2019 and enjoys modern, contemporary living. Finished to a very high standard throughout, this immaculate apartment benefits from large sash and case bay windows, high ceilings, gas fired central heating and security telephone entry system.. In walk-in condition, this stylish property represents an ideal purchase for a young professional couple or those seeking a buy-to-let investment.

Viewing is highly recommended to fully appreciate the spacious accommodation on offer and superb location of this property.

The apartment is reached via a communal entrance which is maintained to a very high standard with an attractive wide stairway leading to the first-floor apartment. Internally the accommodation consists of: a wide entrance hallway with security entry phone system and large, walk-in storage cupboard; a generous, triple aspect, open-plan kitchen/dining/lounge area which is flooded with natural light and boasts stunning views over the city and hills beyond. The well-appointed kitchen has a good selection of base and wall mounted units, marble worktop with complementary upstand, integrated fridge freezer, washing machine, dishwasher, electric oven, hob and extractor fan. The lounge/dining area is also generously proportioned; family bathroom comprising a bath with electric powered shower and vanity unit with WC, wash hand basin and storage cupboard; master bedroom with large walk-in wardrobe with fitted rails and shelving, which could easily be utilised as a home office, and en-suite shower room comprising a large, walk-in, mains powered shower and vanity unit with wash hand basin, WC and fitted storage; two further generous double bedrooms.

The property sits within a very well-maintained communal garden grounds and comes with an allocated parking space. There is ample parking for visitors. The property is within very easy reach of facilities at Charleston shopping centre, which cater adequately for daily requirements and include a general store, Post Office, chemist, and takeaway. A regular bus service to Inverness City is also routed close by. Education is provided at Kinmylies Primary School or Charleston Academy both of which are within easy walking distance.

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

Hall	8.12m x 1.20m (26'8 x 3'11)	En-Suite	2.27m x 1.45m (7'5 x 4'9)
Kitchen/Dining/Lounge	6.85m x 5.77m (22'6 x 18'11)	Bedroom 2	3.36m x 2.93m (11'0 x 9'6)
Master Bedroom	4.23m x 3.09m (13'11 x 10'2)	Bedroom 3	4.59m x 2.80m (15'0 x 9'2)
Dressing Room	2.53m x 1.40m (8'3 x 4'6)	Bathroom	4.39m x 2.22m (14'5 x 7'3)



General

All floor coverings, light fittings, blinds and integrated appliances are included in the asking price.

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band E

EPC Rating

B

Post Code

IV3 8FA

Entry

By mutual agreement.

Viewing

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

Reference

GRM/EB/TORR17/2

Price

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Directions

From Inverness City, take Telford Street crossing the canal swing bridge and take the second on your left. Continue to the next set of traffic lights and turn right onto Leachkin Road. Continue along Leachkin Road, leading onto Foresters Way. Continue straight on at the roundabout and take the next left signposted for Great Glen place and West Wing. Turn immediate left and the apartment and parking area are on your right 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.

