SouthForrest
Solicitors and Estate Agents

# 12 Holm Dell Court, Inverness, IV2 4GY

- First floor flat.
- Kitchen.
- Double glazing throughout.
- Secure door entry.
- Two double bedrooms.
- Large communal car park.
- Spacious lounge.
- Bathroom.
- Generous communal gardens.

Offers Over £145,000

An exciting opportunity to purchase a first floor, two-bedroom flat in the sought-after Holm Mains area of Inverness. This property offers a fantastic first-time buy or investment opportunity with well-proportioned room sizes and a convenient location.
This property is one of eight within the building and benefits from a secure door entry with call system which leads into the communal hall and stairwell. Number 12 itself comprises the hallway, bright and spacious lounge with ample dining space, kitchen, two double bedrooms both benefitting from built-in wardrobes with the bathroom completing the accommodation. This property benefits from electric heating and double glazing throughout.
Outside space consists of generous, well-maintained communal gardens and large, off-street communal car park with plenty of parking for residents and visitors.
Appealing to a range of buyers, early viewing is advised.

## LOCATION

Situated in the well-established and popular Holm district of Inverness this property offers a favourable location within the city. Local amenities include convenience stores, community parks, a large supermarket and fuel station and beauty salons. There is a pharmacy located close by at Lochardil. A short drive from the property you will find Asda Supermarket, Fairways Business Park & Driving range and Inshes Retail Park hosting large supermarkets as well as a range of retail and leisure facilities, Raigmore Hospital and the University of the Highlands and Islands are located within a short driving distance of the property. Inverness City Centre is approximately 3 miles from the property.
Excellent public transport links are available within walking distance from Holm Dell Court, Essich Road and Stratherrick Road offering routes into the City Centre and across Inverness. All major travel routes including West Link, Distributor Road, A9, A96 & B862 are easily accessible. Inverness airport is a 20-minute drive away from the property.
For younger children, primary schooling is available at Holm Primary School located just 0.6 miles from the property. Older children would attend Inverness Royal Academy 1.1 miles away. Bun-sgoil Ghaidhlig Inbhir Nis and Drummond School are also easily accessible.

## DIRECTIONS

From Inverness City Centre head towards Tomnahurich Roundabout and exit onto the A8082 West Link road. Continue on the A8082 for 1.4 miles to Holm Roundabout. Take the third exit onto Holm Road. At the roundabout take the third exit onto Essich Road. Take the first right onto Holm Dell Drive and turn right onto Holm Dell Avenue. Take the first right into Holm Dell Court and number 12 will be on your right-hand side. The building will be clearly sign posted by a South Forrest for-sale board.

## KEY POINTS

- Ideal first-time buy.
- Investment opportunity.
- Popular residential area.
- Transport links nearby.
- Easy access to City Centre.
- Well-proportioned accommodation.
- Well-maintained communal areas.

## COMMUNAL ENTRACE & STAIRWELL

Secure main door entry with call system gives access to the communal hall and stairwell. There are four properties located on the ground floor and four properties on the first floor.

## ACCOMMODATION

### HALLWAY

1.70 x 1.08 to 3.52 x 0.89 to 1.63 x 0.90 (5'6" x 3'6" to 11'6" x 2'11" to 5'4" x 2'11")
Entrance hall to the property giving access to all accommodation, storage cupboard housing fuse box and electric meter, airing cupboard housing water tank and access to the loft hatch with fitted ladder leading to partially floored roof space.

### LOUNGE

3.92 to 2.41 to 4.57 x 3.71 (12'10" to 7'10" to 14'11" x 12'2")
Bright and spacious lounge with front facing window providing an influx of natural light in the room. Ample dining space and access to the kitchen.

## KITCHEN
2.61 x 2.40 (8'6" x 7'10")
Wall and base mounted cabinets, worktop space with tiled splash back and 1 1/2 bowl stainless steel sink with draining board. Integrated appliances include oven & grill, electric hob and extractor fan. Space for white goods and rear facing window over looking the garden grounds.

## BEDROOM ONE
3.26 x 2.75 (10'8" x 9'0")
Double bedroom with built-in, double wardrobe and front facing window.

## BEDROOM TWO
2.78 x 2.71 (9'1" x 8'10")
Double bedroom with built-in, double wardrobe and rear facing window.

## BATHROOM
2.03 x 1.93 (6'7" x 6'3")
Electric shower over the bath, wash hand basin with storage, WC, wall mounted cabinet, LED mirror with light with shaving point above and extractor fan.

## REAR OF BUILDING

## COMMUNAL GARDENS

Maintained by the factor and for use by all residents including the bike and bin stores. A paved pathway leads to the main door of the building.

## COMMUNAL CAR PARK

Large carpark with multiple space for residents and visitors. Parking is not allocated.

## FACTOR

The current factor at Holm Dell Court is First Port Property Management. The factoring fee is £*** PCM and covers the buildings insurance, electricity supply in internal communal areas, maintenance and upkeep of all communal internal and external areas and the secure door entry system. Please note the factoring fee is set at the discretion of the factor and is subject to change.

## EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, poles, tracks and blinds, integrated appliances and free standing white goods are to be included in the sales price.

## SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

## COUNCIL TAX

The current council tax is Band C. Please be aware that this may be subject to change upon sale.

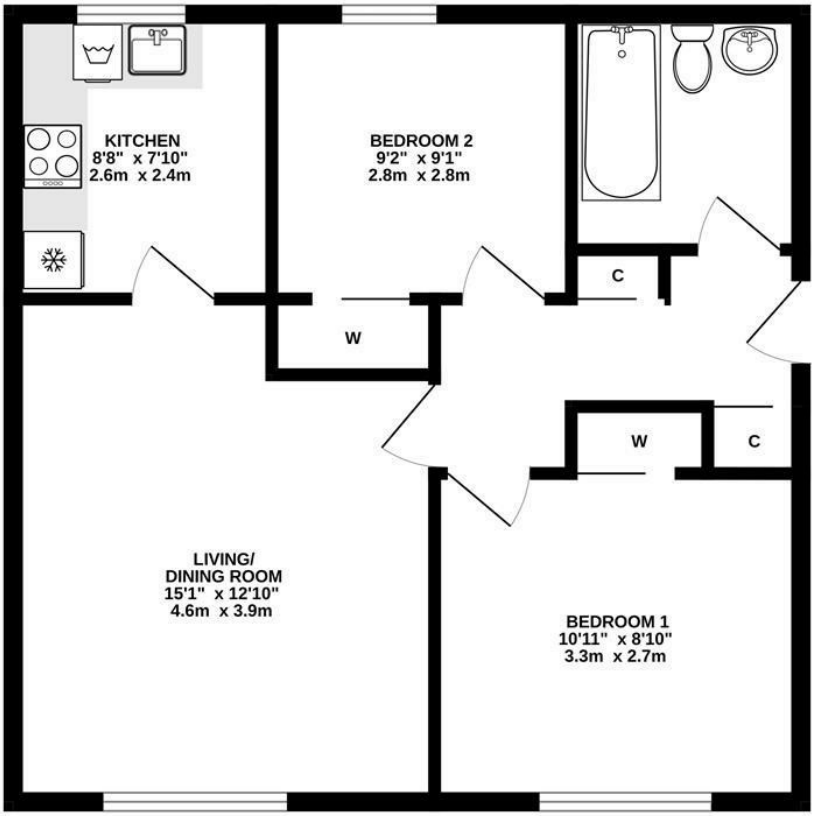
## EPC BAND

EPC Band C.

## VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.




TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.

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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