

11 Alltan Court

Culloden, Inverness, IV2 7FX

Offers Over £125,000



- Fantastic two bedroom 2nd floor flat in popular location
- Ideal investment property or first time buy
- Lounge, kitchen, two double bedrooms and bathroom
- Secure door entry system, communal grounds and parking
- Close to local amenities and the UHI campus
- EPC Band D

Fantastic opportunity to purchase a spacious two bedroom 2nd floor flat within the popular residential area of Culloden. In excellent condition and previously used as a rental property this bright flat would make an ideal first time buy, or those looking to add to their rental portfolio. The lounge is a good size with space for dining table and chairs. The well-designed kitchen has an integrated hob, oven and extractor with a free standing fridge/freezer and washing machine, which are also included in the sale. The bedrooms are both well sized doubles featuring double integrated wardrobes. The bathroom with shower over bath completes the accommodation. The property has electric heating and is double glazed throughout. There is a secure entry system, shared parking and communal gardens and bike storage. This property is ideal for those taking their first step onto the property ladder or investors seeking a reliable rental opportunity.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.

Rooms

Lounge	(13' 0" x 15' 3") or (3.95m x 4.65m)
Kitchen	(8' 8" x 5' 7") or (2.63m x 1.69m)
Bedroom 1	(10' 11" x 9' 3") or (3.33m x 2.82m)
Bedroom 2	(9' 1" x 9' 2") or (2.78m x 2.79m)
Bathroom	(5' 7" x 6' 4") or (1.70m x 1.92m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings, curtain poles and curtains. Electric hob, extractor and electric oven, fridge freezer and washing machine.

Maintenance Charges

First Port £80.01 per month

Services

Electricity, water and drainage. Telephone and broadband

Council Tax

Band C

Tenure

Freehold

Floor Area

54m²

Entry

By mutual agreement.

Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.



AI STAGED



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