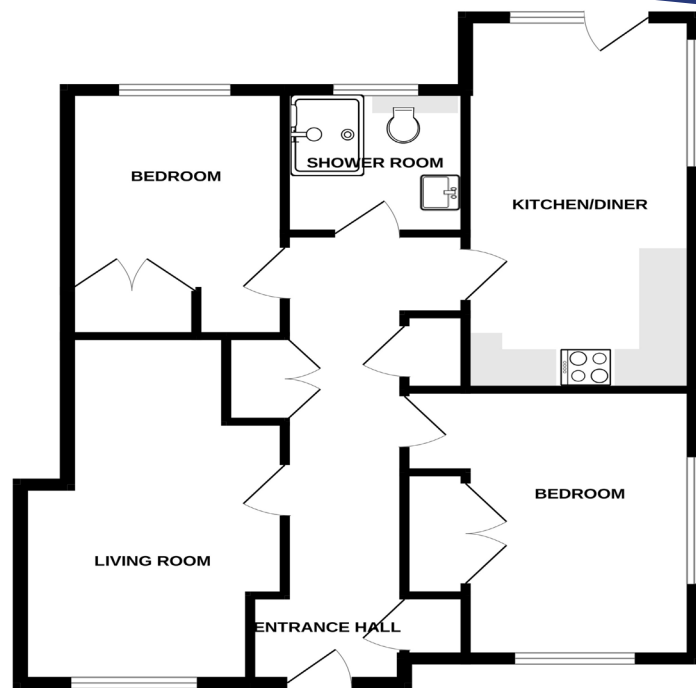




Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Some items of furniture and white goods are available by separate negotiation.

Heating

Biomass heating system.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

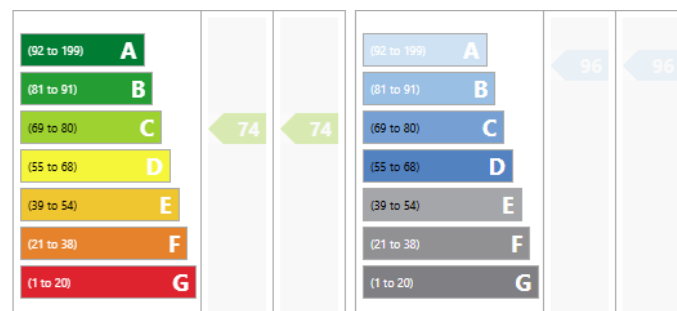
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



28 West Heather Road

Inverness

IV2 4WS

This appealing, two bedroomed ground floor flat is located in a quiet residential cul-de-sac and benefits from excellent storage provisions, communal gardens and residents' parking.

OFFERS OVER £138,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Flat



2 Bedrooms



1 Reception



1 Shower-Room



Biomass



Communal Garden



Residents' Parking



Lounge



Kitchen/Diner

Property Description

This beautifully presented, two bedroomed ground floor flat located in the highly sought-after West Heather Road forms part of the Balloan Fields Village district, and been designed solely for individuals or couples aged over 55. Benefiting from it's own independent access, this lovely flat offers comfortable accommodation that is in immaculate order throughout, and caters for the needs of those looking for a low maintenance lifestyle and easy accessibility. As you enter the property, you are greeted with the entrance hall, off which can be found the front facing lounge, a generous but cosy space for relaxing, two double bedrooms, a practical shower room and a double aspect kitchen/diner. This bright and airy room provides an excellent space for a good sized table and chairs for hosting memorable meals and entertaining, whilst having the advantage of a small, but perfectly formed seating area to the rear elevation which overlooks the surrounding garden grounds. It comprises a good range wall and base mounted units with worktops, splashback tiling, and has a stainless steel sink with taps and drainer, as well as offering space for numerous white goods. The shower room is fitted with a three piece suite consisting of a wash hand basin, WC, and a low shower enclosure with helpful foldup seat, and is finished with attractive wet-walling. A great feature of this charming home is the range of storage it possesses, with three good sized cupboards in the hallway, as well as both bedrooms being fitted with double wardrobes. Further pleasing features include double glazed windows and Biomass heating, as well as its clean and fresh natural décor, which will appeal to many. Outside, the flat sits within well maintained communal garden grounds and comes with a secure bike store, residents' parking, and additional parking spaces for visitors. Interested parties are encouraged to view early to appreciate the size of accommodation within, along with the peaceful, but convenient location it occupies. The property is situated in a quiet cul-de-sac just off Culduthel Road, with excellent local amenities and services located being within easy reach. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Inshes Retail Park and the A9. Local amenities includes Fairways Golf Club restaurant & bar, including a dentist, hotel, barbers, as well as an Asda supermarket with petrol station. There is a regular bus service into the city centre routed nearby, where a more extensive range of amenities can be found.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Hall

Lounge

Approx 3.31m x 4.41m*

Bedroom Two

Approx 2.72m x 3.66m

Shower Room

Approx 2.13m x 2.05m

Kitchen/Diner

Approx 6.06m x 2.68m

Bedroom One

Approx 3.02m x 3.31m

*At widest point



Kitchen/Diner



Shower Room