

**Services**

Mains water, electricity and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. Some items of furniture may be available by separate negotiation.

**Heating**

Electric heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

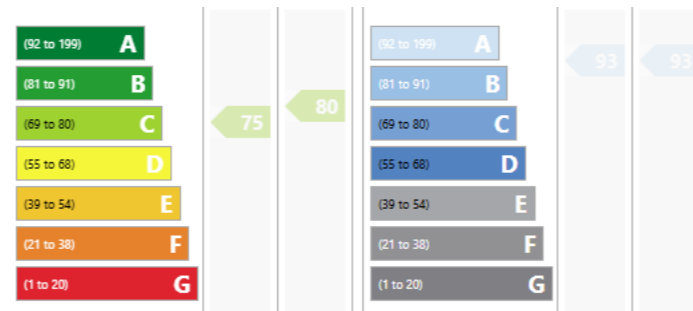
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £130,000  
A full Home Report is available via Munro & Noble website.



**Flat 62, Clachnaharry Court  
Inverness  
IV3 8LT**

A two bedroomed, second floor flat located within the MacCarthy & Stone retirement home complex that is fully double glazed, has electric heating and residents' parking.

**OFFERS OVER £130,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Retirement Apartment
- 2 Bedrooms
- 1 Reception
- 1 Shower Room
- Electric
- Communal Garden
- Residents' Parking

**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.

Lounge/Dining Room



Kitchen



**Property Description**

A fantastic opportunity to purchase a beautifully presented flat that is situated within the exclusive MacCarthy & Stone retirement home complex in the city of Inverness. Designed solely for the over 60's, this property would make a lovely home for couples or an individual and represents an ideal purchase for those seeking independent living, with the reassurance of 24-hour assistance. The development is located in the established Clachnaharry district, just a few minutes walk from a number of excellent amenities and has been designed with security and comfort in mind and offers a range of luxuries including a residents lounge, laundry room, a guest suite, house manager, emergency pull cords and lift access to all floors. The property is accessed via a secure entry system and number 62 can be found on the second floor, to the right side elevation. Inside, the immaculate accommodation boasts numerous attractive features including double glazed windows, electric heating, two generously sized hall cupboards and views towards the Caledonian Canal, Kessock Bridge and Ord Hill. It comprises a bright and spacious entrance hall, an open plan lounge/dining room with kitchen off, two light and airy bedrooms, with the principal bedroom benefiting from a double mirrored wardrobe and an elegant shower room which hosts a wet-walled shower cubicle, WC, a vanity wash hand basin, and is completed by complimentary tiling. The warm and welcoming lounge offers a comfortable space for relaxing, as well as entertaining, and has a electric fire which provides a focal point. Completing the accommodation is the well-appointed kitchen. This room is fitted with contemporary wall and base mounted units with worktops and splashbacks, and has a stainless steel sink with taps. Integral goods include an electric oven and hob with extractor over, a undercounter fridge-freezer and washer/dryer.

Externally, the complex sits within landscaped communal garden grounds and has various seating areas to enjoy the pleasing outlook and residents' parking, along with additional parking for visitors can be found to the side elevation. Please note, it is a condition of purchase that single occupants must meet the age requirements of 60 years and any second occupant must be over the age of 55 years. Clachnaharry Court is conveniently located to close to Telford Retail Park which has a number of shops, including supermarket shopping, as well as having a doctors surgery nearby. There is a bus stop on the complex's doorstep, to the city which has a wide range of amenities including shops, cafés, restaurants, a Post Office and both bus and train stations.

**Rooms & Dimensions**

Entrance Hall

Lounge/Dining Room  
Approx 3.24m x 8.20m

Kitchen  
Approx 2.31m x 2.34m

Bedroom Two  
Approx 2.79m x 4.74m

Shower Room  
Approx 1.68m x 2.03m\*

Bedroom One  
Approx 4.81m x 2.14m\*

\*At widest point

Shower Room



Bedroom One



Bedroom Two

