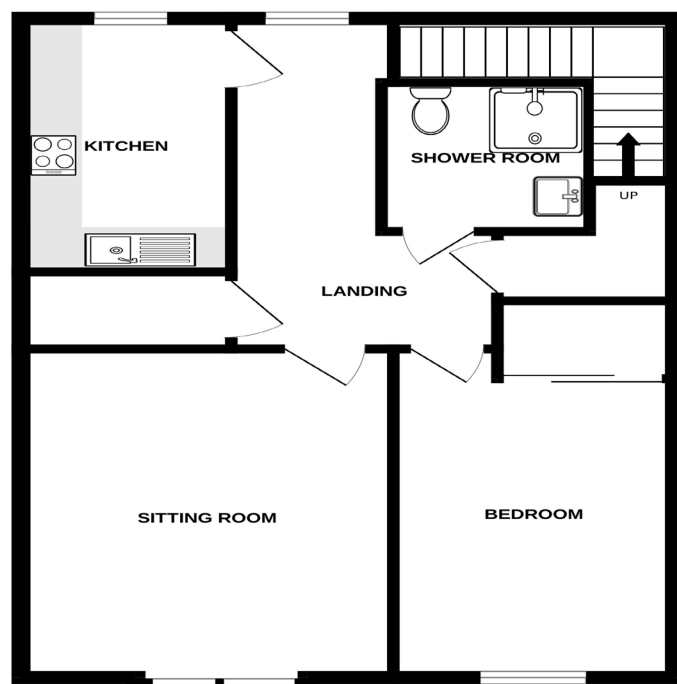




Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, blinds and washing machine. Tv's are available by separate negotiation.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

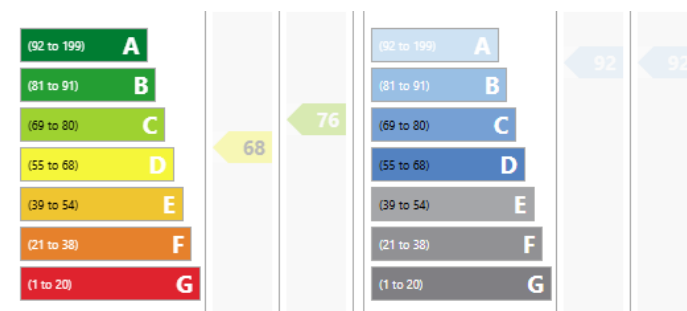
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £115,000
 A full Home Report is available via Munro & Noble website.



15 Argyle Court Inverness IV2 3DR

A beautifully presented one bedroomed, first floor flat that is situated in a popular retirement complex.

OFFERS OVER £114,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



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



Kitchen

Property Description

Designed solely for the over 60's, this first floor flat 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 sought after Crown district, just a few minutes walk from a number of excellent amenities and has been designed with security and comfort in mind and offers emergency pull cords, residents' parking, a house manager and a guest suite. A secure entry system allows access to the communal hallway, which is shared with just two other properties and from here you enter number 15. Inside, the immaculate accommodation has been tastefully decorated and modernised by the current owners and boasts attractive features including a fully fitted Howdens kitchen, a trendy shower room, double glazed windows and electric heating. It comprises a stairway, which has two windows, making this a bright and airy space, and leads to the first floor accommodation. From here, you can access all rooms, and up first is the modern and well appointed kitchen. This fresh and light room is fitted with contemporary wall and base mounted units by the prestigious Howdens, and has worktops, splashbacks, inset lights and a sink drainer with mixer tap. The integral goods consist of a induction hob and electric oven, an eye-level microwave and low level fridge and freezer. The warm and welcoming lounge offers a comfortable space for dining, relaxing, and entertaining guests and has a wall mounted electric fire which provides a focal point. Boasting double mirrored wardrobes, the cosy bedroom is the perfect space for a restful nights sleep. A great feature of the flat are the two spacious cupboards, which have carefully been transformed into a practical utility room and an organised walk-in wardrobe, which also gives access to the loft. Completing the accommodation is the stylish back shower room, which hosts a floating vanity wash hand basin, W/C and a wet-walled cubicle with electric shower. Outside, the complex sits within neat communal grounds and has lovely seating area to enjoy the pleasing outlook. Residents' parking, along with additional parking for visitors can be found to the front elevation. Crown, a conservation area, is one of the most desirable residential areas of the city and has a wide range of amenities including a doctor and dental surgery, chemist, grocery store, delicatessen, bakers, newsagent/post office, hairdressers, cafes, and hotels, and are all within walking distance.



Bedroom



Utility Cupboard

Rooms & Dimensions

Entrance Stairway

Hallway

Kitchen

Approx 3.40m x 1.79m

Utility Cupboard

Approx 0.93m x 1.90m

Lounge

Approx 3.26m x 4.43m

Bedroom

Approx 2.59m x 4.06m

Walk-in Wardrobe

Approx 0.93m x 1.60m

Shower Room

Approx 1.99m x 1.86m



Kitchen



Shower Room