



Innes & Mackay

**13 Connel Court, Ardconnel  
Street, Inverness, IV2 3EY**

- TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- CITY CENTRE LOCATION
- EXCELLENT LETTING POTENTIAL
- VIEWS OF INVERNESS CASTLE
- PRIVATE PARKING TO THE REAR

**Offers Over  
£165,000**



## DESCRIPTION

Ideally located in the Crown district of the city, this two bedroomed flat with stunning views to Inverness Castle, offers anyone looking for a comfortable property within easy access to the centre of Inverness. The flat which has been run by the current owners as a successful rental property, benefits from a shared entrance into the communal hallway with stairs leading up to the top floor. Electric heating, double glazing and private parking to the rear.

## LOCATION

Ardconnel Street, is located in the highly sought after district of Crown which is centrally located in Inverness and is only a two minute walk to the city centre. Crown has a variety of local amenities including two hotels with public bars/restaurants, bakery, deli, pharmacy, coffee shop, cafe, two hairdressers, convenience store, doctor surgery, vet, primary school and secondary school (both schools within easy walking distance).

## MAIN ENTRANCE

Glazed door opens into the shared entrance which is carpeted with steps leading up to number 13 on the second/top floor.

## ENTRANCE HALLWAY

Front door opens into the hallway which is laid with laminate flooring extending to most of the rooms. Accessed from here is the living room, two bedrooms and bathroom. Two cupboards provide good storage, one of which houses the water tank.

## LOUNGE

4.67m x 4.32m (15'3" x 14'2")

The living room is a bright room by virtue of the "Fakro" style window to the rear overlooking the city providing flood of natural light. Glazed door opens through to the balcony from where one can sit and enjoy the outdoors along with lovely views of the Castle and beyond. A further sliding door provides access through to the kitchen.

## KITCHEN

2.37m x 2.19m (7'9" x 7'2")

The kitchen is well fitted with floor based units and wall mounted cupboards all providing good storage and working areas. Below the window to the rear is the one and a half bowl stainless steel sink with drainer to the side along with the electric hob with oven under and extractor hood above. There is a fridge freezer and washing machine both of which are included in the price of this property. Complementary splashback between the units give the kitchen a pleasing finish along with vinyl flooring.

## BATHROOM

2.19m x 1.67m (7'2" x 5'5")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and a bath with electric shower over and screen to the side. Wet wall above the bath and wall tiles give this room a pleasing finish. Vinyl flooring and extractor fan completes the bathroom.

## BEDROOM 1

3.70m x 2.70m (12'1" x 8'10")

Bedroom one is a bright and generous sized room located to the front elevation. This room, laid with laminate flooring benefits from built in wardrobes located behind sliding mirrored doors.

## BEDROOM 2

3.71m x 2.43m (12'2" x 7'11")

Located also to the front is the second bedroom which is a double room and benefits from built in wardrobes located behind sliding mirrored doors. Laminate flooring.

## HEATING

Kyros Rointe electric heating.

## GLAZING

Fully double glazed.



## **PARKING**

Parking is private to the rear of the flats, accessed via a barrier operated with a fob.

## **COUNCIL TAX**

Band D

## **EPC**

Band D57

## **EXTRAS INCLUDED**

Washing machine, fridge freezer, electric hob, oven and cooker hood.

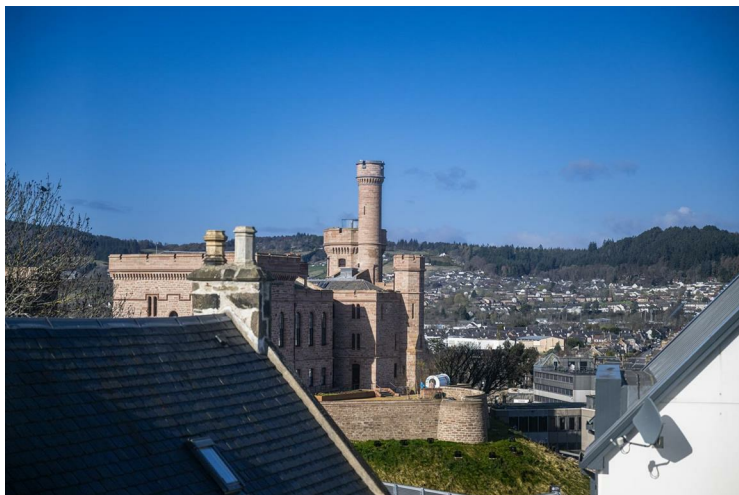
## **SERVICES**

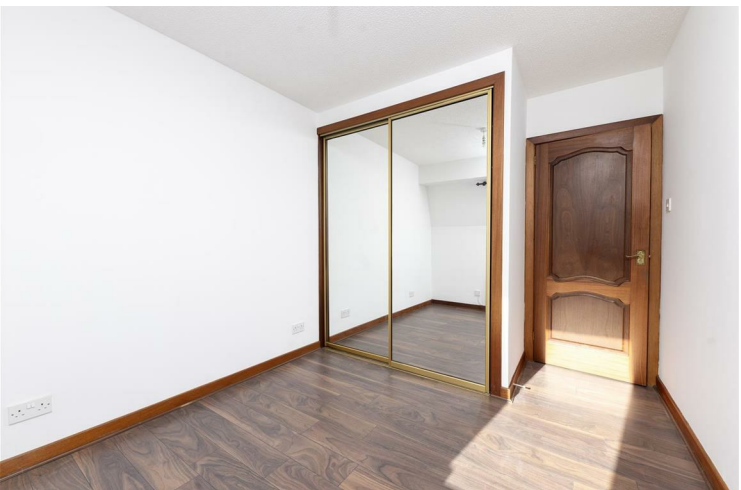
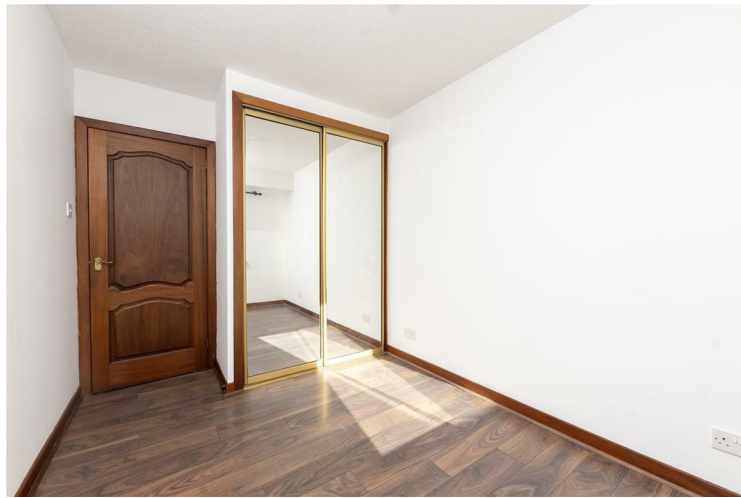
Mains water, drainage, electricity telephone and TV points.

Please note that there is a factoring fee of approx £185 per annum which covers the cleaning and maintenance of the stairs and building.

## **VIEWING**

Viewing is through Innes and Mackay property department (01463) 251200.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW

01463 251 200  
property@innesmackay.com  
www.innesmackay.com



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