



## 42 Bishop's Park, Inverness, IV3 5SZ

- SALE AGREED - VIEWINGS SUSPENDED.
- Bathroom.
- Shared bike shed/store.
- Open plan lounge & kitchen.
- Secure door entry.
- Gas central heating.
- One double bedroom.
- Allocated parking.
- Double glazing throughout

Offers Over £160,000

**\*\*\*SALE AGREED - VIEWINGS SUSPENDED\*\*\***

An excellent opportunity to purchase a well-presented and desirable, one-bedroom, second floor flat located within walking distance of Inverness City Centre. With well-proportioned room sizes, recent decoration throughout and a highly convenient location, this property offers a fantastic first-time buy or investment opportunity. This property has been successfully let out on a long-term residential basis and also offers an ideal short-term let investment.

The building of Bishops Park is made up of 9 properties. Communal areas include the secure door entrance, stairwell, and landings. The accommodation comprises of hallway, bright and spacious open plan lounge and kitchen area with outlook towards Eden Court and the Tennis & Squash club. One good-sized double bedroom which benefits from a built-in double wardrobe with the bathroom completing the accommodation. This property benefits from gas central heating with a combi boiler and double glazing throughout.

Private, off-street parking is available both at the front and at the rear of the property along with ample visitor parking. There is also a locked, shared bike shed at the rear property for use by residents.

This property will appeal to a range of potential buyers and early viewing is advised. Please note this property does not form part of a chain.

## LOCATION

Situated in a peaceful, residential cul de sac approximately 1.1 miles from the City Centre, this property offers a favourable location within Inverness close to the River Ness.

A comprehensive range of amenities available in the City Centre include large supermarkets, post office, a variety of retail outlets, restaurants, cafes, bars and much more. A selection of smaller local amenities including a convenience store are also available within immediate proximity. Pharmacies, doctors and dental surgeries are located within walking distance of the property.

A broad range of leisure facilities are available nearby including Inverness Tennis & Squash Club, Inverness Bowling club, Eden Court Theatre, Inverness Leisure Centre, and Ice Centre. Inverness Cathedral is also a few minutes' walk from the property, next to the Northern Meeting Park which regularly hosts a variety of events throughout the year. A short distance from the property is the Ness Islands which offer a lovely walking route through the local area.

Excellent public transport links offering routes across Inverness operate a few minutes' walk from the property on Glenurquhart Road. Inverness bus and train station are located in the City Centre approximately 1 mile away. Major travel routes including the A862, A82 and A9 are easily accessible from the property. Inverness Airport is a 25-minute drive from the property.

## DIRECTIONS

From Inverness City Centre cross Ness Bridge and take the first left onto Ness Walk/Ardross Terrace, at the end of the road turn left onto Bishops Road, continue past Eden Court, bear right staying on Bishops Road. Pass the Inverness Tennis & Squash Club and take the first left onto Bishops Park. Turn left again and number 42 will be on your left-hand side, easily accessed through the main door at the courtyard of the building.

## KEY POINTS

- Prime Location.
- Well-proportioned room sizes.
- Well-maintained building.
- Walking distance to City Centre.
- Ideal first-time buy.
- Fantastic investment opportunity.

## INTERNAL COMMUNAL AREAS

The property is accessed from a communal entrance with a secure door entry call system. The mail boxes for all properties are located next to the rear door to the building. The stairwell gives access to all three levels, the communal landing on the third floor leading to the front door of the property is shared with two other apartments.



## ACCOMMODATION

### HALLWAY

5.97 x 1.84 to 1.42 to 1.21 (19'7" x 6'0" to 4'7" to 3'11")

The front door of the property opens into a bright and inviting hallway providing access to all living space, generous storage cupboard housing fuse box and electric meter and loft hatch fitted with fitted ladder leading to a partially floored roof space.

### OPEN PLAN LOUNGE & KITCHEN

5.79 to 3.03 x 3.92 to 3.44 (18'11" to 9'11" x 12'10" to 11'3")

Spacious open plan design lounge and kitchen. Two rear facing windows overlooking Inverness Tennis & Squash club and towards Eden Court theatre allow for an influx of natural light through the room.





### OUTLOOK



### KITCHEN

Wood finish wall and base mounted cabinets with under cabinet lighting. Ample worktop space with tiled splash back and one a half bowl, stainless steel sink with draining board. Integrated appliances include gas hob, oven & grill, extractor fan, fridge freezer and dishwasher. The combi boiler and gas meter are both housed within cabinets in the kitchen.

### BEDROOM

3.89 to 2.83 x 3.84 to 1.62 (12'9" to 9'3" x 12'7" to 5'3")  
Comfortable double bedroom with built-in double wardrobe and rear facing window.

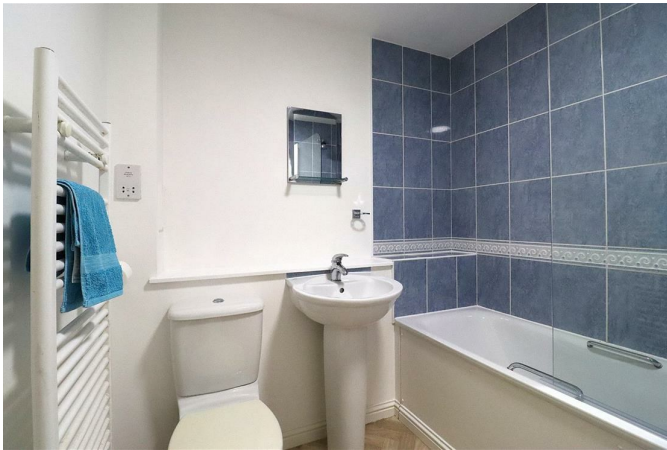




### BATHROOM

2.22 x 2.11 (7'3" x 6'11")

Full bathroom suite with mains shower over bath and tiled surround, wash hand basin with mixer tap, WC, heated towel rail, shaving point and extractor fan.



### COURTYARD



### REAR & CARPARK

Private, allocated parking for number 42 is located at the rear of the building. Visitors parking is also available at both the front and rear of the building. A shared bike shed is available for residents.



### BIKE SHED

Secure bike shed just off the rear car park and close to the door of the building.

### FACTOR

The current Factor at Bishop's Park is Nesstates LTD. The annual factoring fee is approximately £850 per year. Please note that the cost of the factoring services will change at the discretion of the factor. Services included in the factoring fee are buildings insurance, building and roof maintenance, maintenance of communal systems and secure door entry system, electricity supply in and cleaning of communal areas and grounds maintenance.

### EXTRAS

This property is being sold as seen. All fitted floor coverings, light fittings, curtain, blinds, poles/tracks and integrated appliances are to be included in the sales price.

### SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

### COUNCIL TAX

The current council tax is Band B. Please be aware that this may be subject to change upon sale.

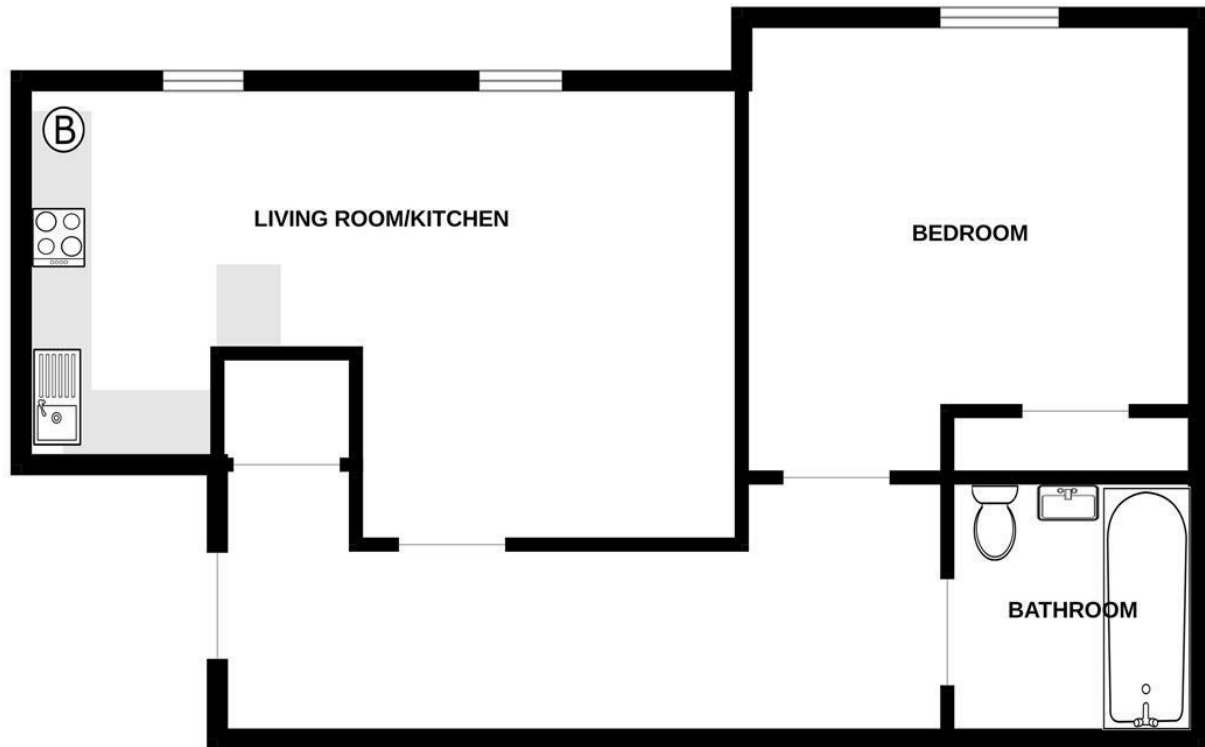
### EPC BAND

EPC Band C.

### VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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