

# 17 Dunain Square

Westercraigs, Inverness, IV3 8FH

Offers Over £215,000



- Stylish 2 bedroom ground floor apartment
- Ideal first time buy or investment property
- Immaculate condition throughout in a desirable location
- Lounge/kitchen/diner, 2 bedrooms, en-suite, bathroom
- Private patio area, parking, Communal EV chargers, bike storage
- EPC band C

A fantastic opportunity to purchase this modern two bedroom ground-floor apartment, built by Robertson Homes in 2024 and located in the highly desirable Westercraigs area of Inverness. Bright, contemporary, and finished in neutral tones throughout, the property is presented in walk-in condition and offers stylish, comfortable living. The heart of the home is the open-plan lounge, kitchen, and dining area. The kitchen features an excellent range of base and wall units, along with an electric four-ring induction hob, single oven, extractor, and integrated appliances including a dishwasher, fridge freezer, and washing/dryer. There is ample space for a dining table and four chairs, complemented by a breakfast bar for additional seating. From the lounge, doors open onto a private patio perfect for morning coffee or relaxed outdoor entertaining. There are two generously sized double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A spacious, contemporary bathroom completes the accommodation, along with a useful hall storage cupboard. The property further benefits from double glazing, gas central heating, a secure door entry system, ample residents and visitor parking.

## Rooms

**Lounge/Kitchen/Dining** (21' 11" x 17' 1") or (6.69m x 5.20m)

**Principal Bedroom** (11' 6" x 9' 7") or (3.50m x 2.93m)

**En Suite** (7' 9" x 4' 8") or (2.37m x 1.42m)

**Bedroom 2** (11' 8" x 8' 2") or (3.56m x 2.49m)

**Bathroom** (6' 9" x 5' 7") or (2.06m x 1.70m)

## Services

Mains electricity, water, drainage and fibre broadband.

## Extras

Not Specified

## Council tax

Band C

## Factoring Fee

Approx £70pcm to cover communal areas, window cleaning and building insurance

## Entry

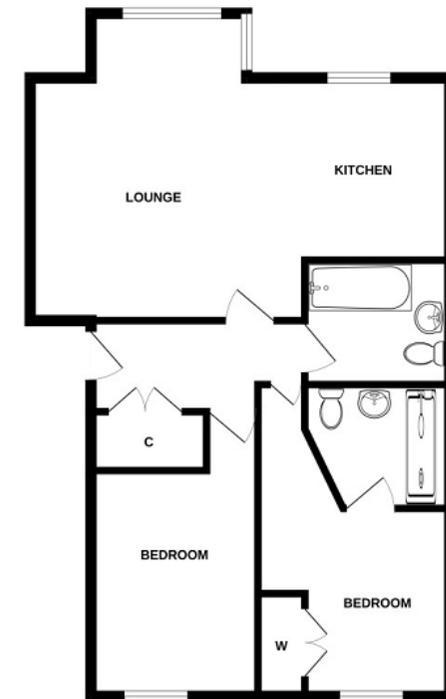
By negotiation.

## Tenure

Freehold

## Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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