

18 Holm Dell Place

Holm, Inverness, IV2 4GU

Offers Over £150,000



- Spacious 2 bedroom ground floor flat in prime location
- Compliant with current letting legislation
- Lounge/diner, kitchen, 2 bedrooms, bathroom
- Freshly decorated throughout with modern new bathroom
- Ideal first time buy or investment property
- EPC band B

A fantastic opportunity to purchase this spacious two bedroom ground floor flat located in the highly sought after Holm Dell area of Inverness. Set within a quiet and well established residential neighbourhood. The property benefits from a secure entry system for added peace of mind, along with plenty of parking for both residents and visitors. The property features a bright, airy lounge with a large window that floods the space with natural light, offering ample room for a dining table and chairs. The well-proportioned kitchen includes an integrated oven, hob and extractor fan, along with free standing washing machine and fridge, all of which are included in the sale. There are two double bedrooms, each benefiting from fitted wardrobes, with additional storage available in the hall. The home has been freshly decorated throughout and boasts a newly installed bathroom suite with a shower over the bath. Further features include double glazing and gas central heating.

Rooms

Lounge	<i>(11' 9" x 18' 4") or (3.59m x 5.60m)</i>
Kitchen	<i>(9' 2" x 7' 3") or (2.80m x 2.20m)</i>
Bedroom 1	<i>(8' 10" x 10' 11") or (2.69m x 3.32m)</i>
Bedroom 2	<i>(7' 9" x 8' 10") or (2.37m x 2.70m)</i>
Bathroom	<i>(6' 3" x 7' 10") or (1.90m x 2.39m)</i>

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated appliances include the gas hob, electric oven, extractor, free standing washing machine and fridge.

Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Maintenance Charges

There is a fee of £98 per month for the maintenance of the communal areas within the development.

Council Tax

Band C

Tenure

Freehold.

Floor Area

55m²

Entry

By mutual agreement.

Viewing

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

GROUND FLOOR

