

# 3 Johnstone House, Mid Coul Court, Tornagrain, Inverness IV2 8BA

**Offers Over £170,000**



- Spacious first floor apartment in prime location
- Sought after Culloden Academy catchment area
- Lounge/kitchen/diner, 2 double bedrooms, shower room
- Allocated car park space and bike store
- Ideal for first time buyers or investors alike
- EPC band C

Set within the sought-after and beautifully designed village of Tornagrain, this bright first-floor two-bedroom apartment offers a calm, modern lifestyle with green outlooks and everything you need right on your doorstep. Step inside to a light-filled open-plan kitchen, lounge and dining space, the heart of the home, where generous windows frame green space and create a lovely sense of space and calm. The contemporary kitchen is well equipped with an integrated induction hob, electric oven, extractor hood and fridge/freezer, alongside a freestanding washing machine, making everyday living and entertaining easy. There are two comfortable double bedrooms, with the principal bedroom benefitting from fitted storage, while the modern shower room is finished in a clean, timeless style.

Outside, the property enjoys the convenience of an allocated parking space and access to a secure bike store, perfect for embracing the outdoor lifestyle Tornagrain is known for. Further highlights include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

## Rooms

<b>Lounge / Dining</b>	(16' 5" x 13' 0") or (5.01m x 3.95m)
<b>Bedroom 1</b>	(11' 10" x 12' 0") or (3.60m x 3.65m)
<b>Bedroom 2</b>	(11' 9" x 9' 1") or (3.59m x 2.77m)
<b>Shower Room</b>	(8' 10" x 5' 1") or (2.68m x 1.55m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include induction hob, electric oven, extractor, fridge/freezer and free standing washing machine.

## Services

Gas heating, electricity, water and drainage. Broadband.

## Council Tax

Band C

## Maintenance Charges

Newton Property Management £66pcm includes buildings insurance.

## Tenure

Freehold

## Floor area

54 m<sup>2</sup>

## Entry

By mutual agreement.

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



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