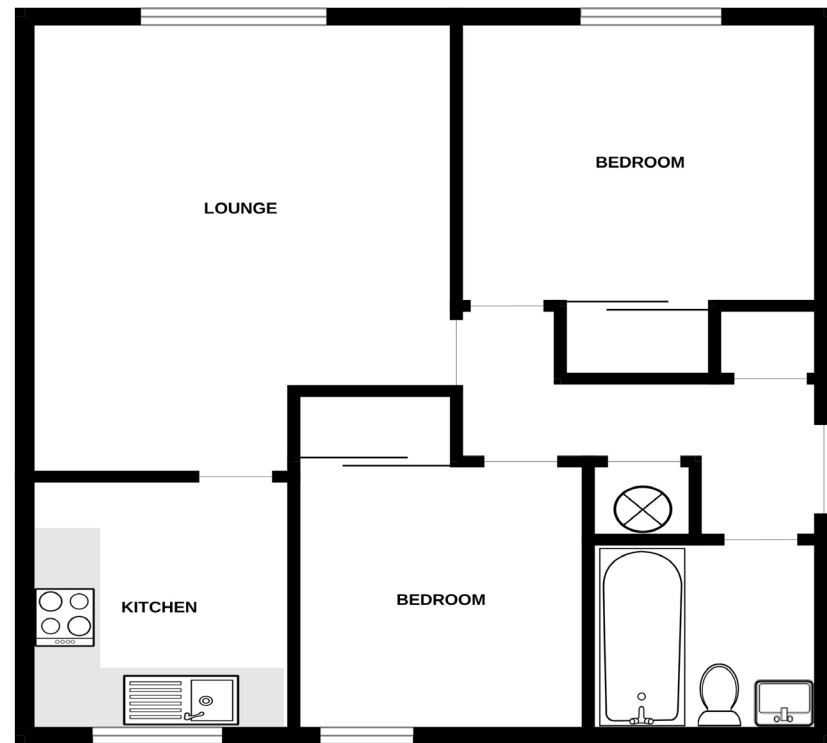




Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, and curtains. Washing machine, fridge-freezer and dishwasher.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

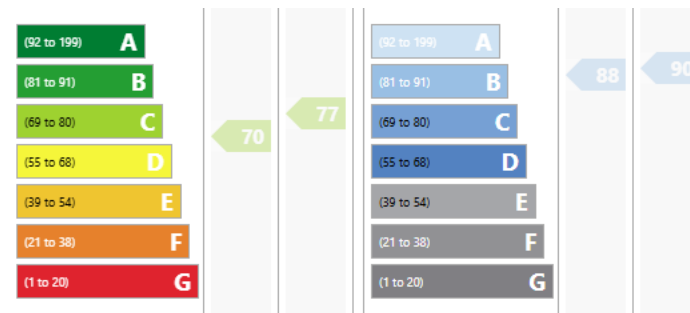
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000
 A full Home Report is available via Munro & Noble website.



5 Holm Dell Court Inverness IV2 4GY

A well positioned, two bedroomed ground floor flat located in the popular Holm Dell area that benefits from double glazing, electric heating and residents' parking.

FIXED PRICE: £150,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge/Dining Room



Kitchen

Property Description

Perfectly positioned in a quiet cul-de-sac, surrounded by communal garden grounds and mature trees, 5 Holm Dell Court is a two bedroomed ground floor flat that is in good condition throughout, and will appeal to a range of buyers including purchasers looking to step on to the property ladder, young professionals or those looking for a home with fantastic rental potential, as it's compliant with the current letting legislation. A secure entry system allows access to the communal entrance hall, which is shared with just 7 other properties, with number 5 being located to the right side elevation. Internally, the accommodation is decorated with neutral tones, giving a clean and fresh feel, and comes complete with double glazed windows, electric heating and fantastic storage, with two sizeable hall cupboards. The flat opens onto a hallway, off which is an attractive bathroom fitted with elegant wet-walling, and comprises a wash hand basin, WC and a bath with shower overhead, two bedrooms with fitted mirrored wardrobes with sliding doors, and the front facing lounge. This bright and airy room provides space to accommodate a small table and chairs for informal dining, whilst being a lovely area to relax in the evening. Lastly, the kitchen is accessed from the lounge and is well appointed with ample mounted units and wPorktops, splashbacks, and a stainless steel sink with mixer tap and drainer. The integral goods comprise an electric hob with extractor fan over, an oven/grill and a free-standing dishwasher, fridge-freezer and washing machine. Outside, the flat sits within attractive communal garden grounds which are decorated by mature tress and shrubs, and comes with residents' parking, along with additional parking spaces for visitors. Locally, there are excellent amenities and services located nearby including Primary and Secondary schooling, a vet, eateries, as well as an Asda and Tesco supermarket with petrol stations. Fairways Retail Park is just a short distance away and includes a bar and restaurant, golfing range and a Travelodge. It's located near to the Southern Distributor Road, which offers easy access onto the A9, Raigmore Hospital and Inshes Retail Park. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops.



Bedroom One



Bedroom Two

Rooms & Dimensions

- Entrance Hall
 - Bathroom
Approx 2.03m x 1.96m
 - Bedroom Two
Approx 2.69m x 2.77m
 - Bedroom One
Approx 3.28m x 2.76m
 - Lounge/Dining Room
Approx 4.59m x 3.91m*
 - Kitchen
Approx 2.42m x 2.63m
- *At widest point



Bathroom

