



## 1A Heatherley House, 22 Culduthel Road, Inverness, IV2 4AJ

- VIEWINGS SUSPENDED - OFFER ACCEPTED.
- Family bathroom.
- Off-street parking.
- Ground floor apartment.
- Basement accommodation.
- Gas central heating.
- Two double bedrooms.
- Private & communal gardens.
- Secondary glazing throughout.

Offers Over £199,000

### \*\*\*VIEWINGS SUSPENDED OFFER ACCEPTED\*\*\*

A rare opportunity to purchase a 2-bedroom, ground floor apartment with a self-contained basement flat in the desirable Culduthel area of Inverness. Heatherley House is a Grade B listed building offering charm and character. This well-proportioned property comprises of spacious entrance hall with high ceilings, generous lounge featuring a marble fireplace and elongated windows allowing for an influx of natural light through the room. Spacious kitchen with ample storage space and room for dining. Main bedroom with fitted, triple wardrobes and second double bedroom. The family bathroom completes the accommodation. This property also benefits from gas central heating and secondary glazing throughout. Private outdoor space consists of a garden area to the rear of the property and a storage shed within the courtyard.

The basement flat comprises of the staircase leading down to the hallway with fitted wardrobes, reception room with feature electric fireplace, kitchen and bathroom. The basement flat has its own private entrance.

Both the main residence and the basement flat are accessed from a communal entrance hall shared with three other properties. Communal outdoor space consists of garden grounds and courtyard. The parking area is communal, however there is a mutual understanding between all residents and numbered spaces are in place.

Although in need of modernisation, this property will be suited to a variety of buyers. Viewing is highly recommended to appreciate the full potential this property has to offer.

### LOCATION

Situated in the established Culduthel area of Inverness, this property offers a favourable location approximately 1.2 miles from the City Centre.

A wide range of amenities and leisure facilities are available in Inverness City Centre.

Bellfield Tennis Park, Ness Islands, Eden Court and Inverness Leisure Centre are all located within a short drive from the property.

Excellent public transport links are available within walking distance, offering routes across Inverness. All major travel routes including the A9, A96 & A82 are easily accessible.

For younger children, primary schooling is available at Crown Primary School. Older children would attend Millburn Academy.

### DIRECTIONS

From Inverness City Centre, head to Castle Street and continue straight joining Culduthel Road. Pass the Rocpool Reserve on your right-hand side and take the next right through the pillared entrance onto the private road leading to Heatherley House. Follow the lane and Heatherley House will be directly in front of you. 1A is access through the red door closest to the courtyard.

### KEY POINTS

- Grade B listed building.
- Executive apartment in sought after area.
- Well-proportioned accommodation.
- Well-maintained communal areas.
- Excellent location close to amenities.

### COMMUNAL HALLWAY

The communal hallway is shared between 4 properties. The main external door gives access to the basement flat. The door to 1A is accessed through the inner hallway.

### ACCOMMODATION

#### ENTRANCE HALL

2.39 x 1.41 (7'10" x 4'7")

Front door to apartment, access to bathroom, door to internal hallway and cupboard housing fuse box and electric meter.

#### INNER HALL

4.74 x 1.52 & 3.87 x 1.44 (15'6" x 4'11" & 12'8" x 4'8")

Provides access to all other living space and the loft hatch.

#### LOUNGE

5.70 x 5.28 (18'8" x 17'3")

Bright and spacious lounge with feature, marble fireplace with tiled hearth, elongated rear facing window, shelved alcove with cupboard underneath and rear external door leading to the private rear garden space.



### KITCHEN

4.76 x 3.10 (15'7" x 10'2")

Wall and base mounted cabinets, worktop space with stainless steel sink, space for white goods, informal dining space, cupboard housing boiler and rear facing window.



### BEDROOM TWO

3.61 x 2.38 (11'10" x 7'9")

Double bedroom with rear facing window.



### BATHROOM

3.20 x 2.13 (10'5" x 6'11")

Bath with shower over, WC, wash hand basin with wall mounted cabinet, light with shaving point, cupboard housing water tank and front facing window.



### REAR GARDEN

Private, paved garden space.



### BEDROOM ONE

4.11 x 3.78 (13'5" x 12'4")

Double bedroom with fitted, triple wardrobe, two shelved alcoves with cupboard space, marble fireplace and front facing window.



### COURTYARD

Communal courtyard area with private outdoor storage sheds for residents.



## PARKING

The parking is off-street and private to the residents of Heatherley House. The parking is communal however a mutual agreement between all residents is in place and 2 numbered spaces are available per property.



## KITCHEN

2.87 to 1.92 x 2.43 (9'4" to 6'3" x 7'11")

Wall and base mounted cabinets, worktop space with composite sink and draining board. Space for white goods, wall mounted vent and front facing window.



## BASEMENT FLAT

### HALLWAY

4.67 x 2.43 (15'3" x 7'11")

Provides access to all living space. Fitted, triple wardrobe housing fuse box and electric meter.



## BATHROOM

2.11 x 2.06 (6'11" x 6'9")

Bath with shower over, wash hand basin with wall mounted cabinet, WC and extractor fan.

## EXTRAS

Please note this property is being sold as seen. All fitted floor coverings, light fittings, curtain poles/tracks and blinds 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.

## HOME OWNERS ASSOCIATION

Heatherley House Home Owners Association represents the owners of each property and deals with maintenance of commonly owned areas including roof maintenance, outer walls, exterior plumbing/rainwater goods and common grounds. A sum of £40 PCM is paid to the association by each flat to cover the cost of works.

## EPC BAND

EPC Band D.

## COUNCIL TAX BAND

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

## VIEWINGS

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

## HSPC REFERENCE

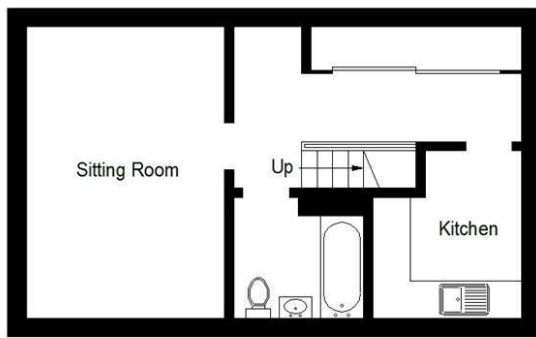
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## RECEPTION ROOM

4.68 x 3.19 (15'4" x 10'5")

Good-sized reception room with feature, electric fireplace and rear facing window with fire escape access.





Basement



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID1138023 / Ref:89487)



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