

# Flat 53, 11 Clachnaharry Road

INVERNESS, IV3 8LT



OVER 60'S APARTMENT WITH  
RESIDENTS' FACILITIES



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This spacious one-bedroom McCarthy & Stone retirement apartment offers comfortable independent living for those aged 60 and over, situated within a well-established development in Inverness.

The property is accessed via a communal shared security entrance and benefits from a range of residents' facilities designed to support convenient day-to-day living. These include a residents' lounge, laundry room, lift access to all floors, a house manager, and 24-hour external care support with emergency pull cord assistance. The development is set within well-maintained communal garden grounds and provides shared parking.

## The Property

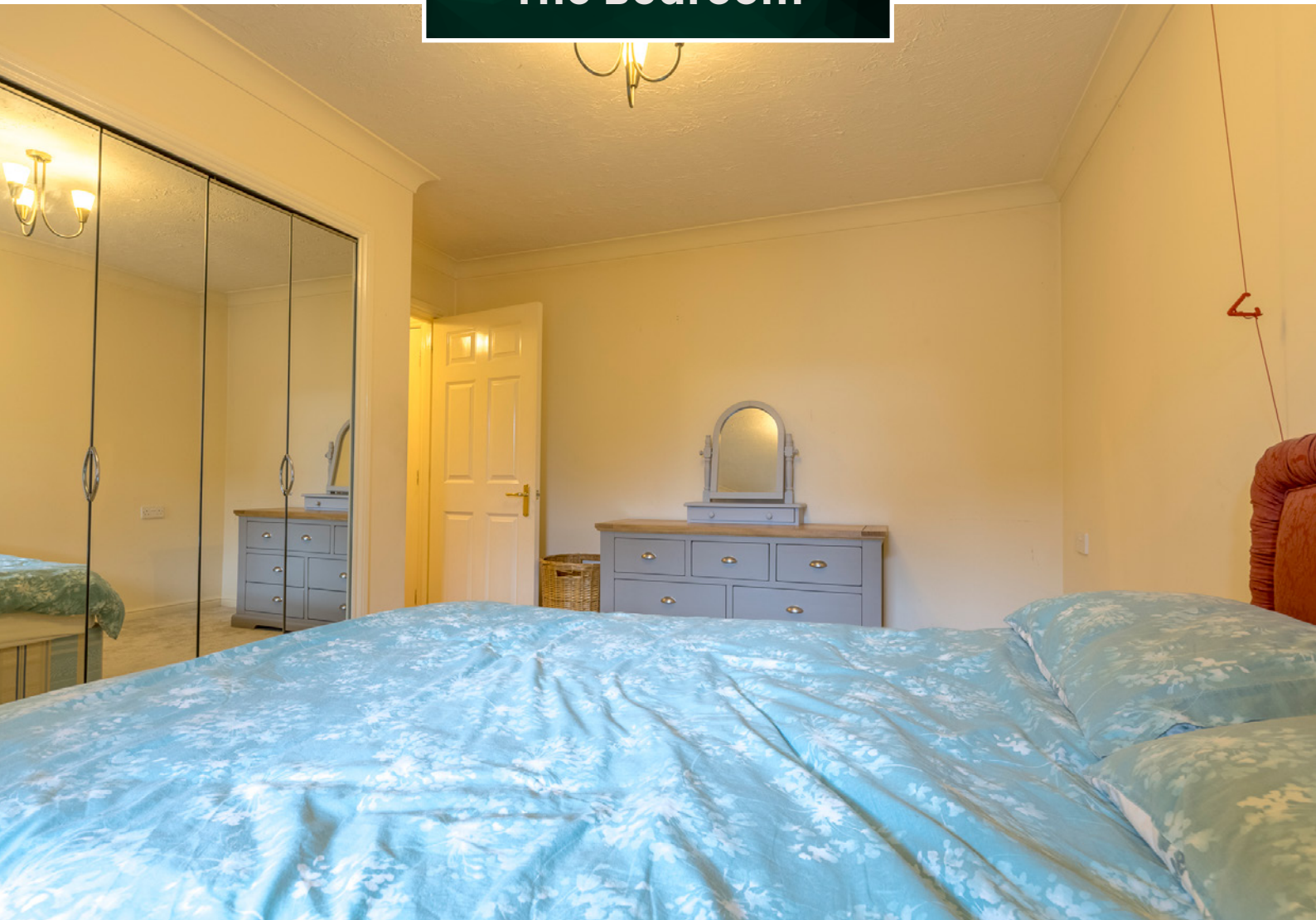
Internally, the flat offers well-proportioned accommodation comprising a lounge/diner with views over the communal garden grounds, a kitchen with a recently replaced boiler, a double bedroom, and a shower room. The property would benefit from a degree of upgrading, allowing a purchaser to modernise and personalise to their own requirements.



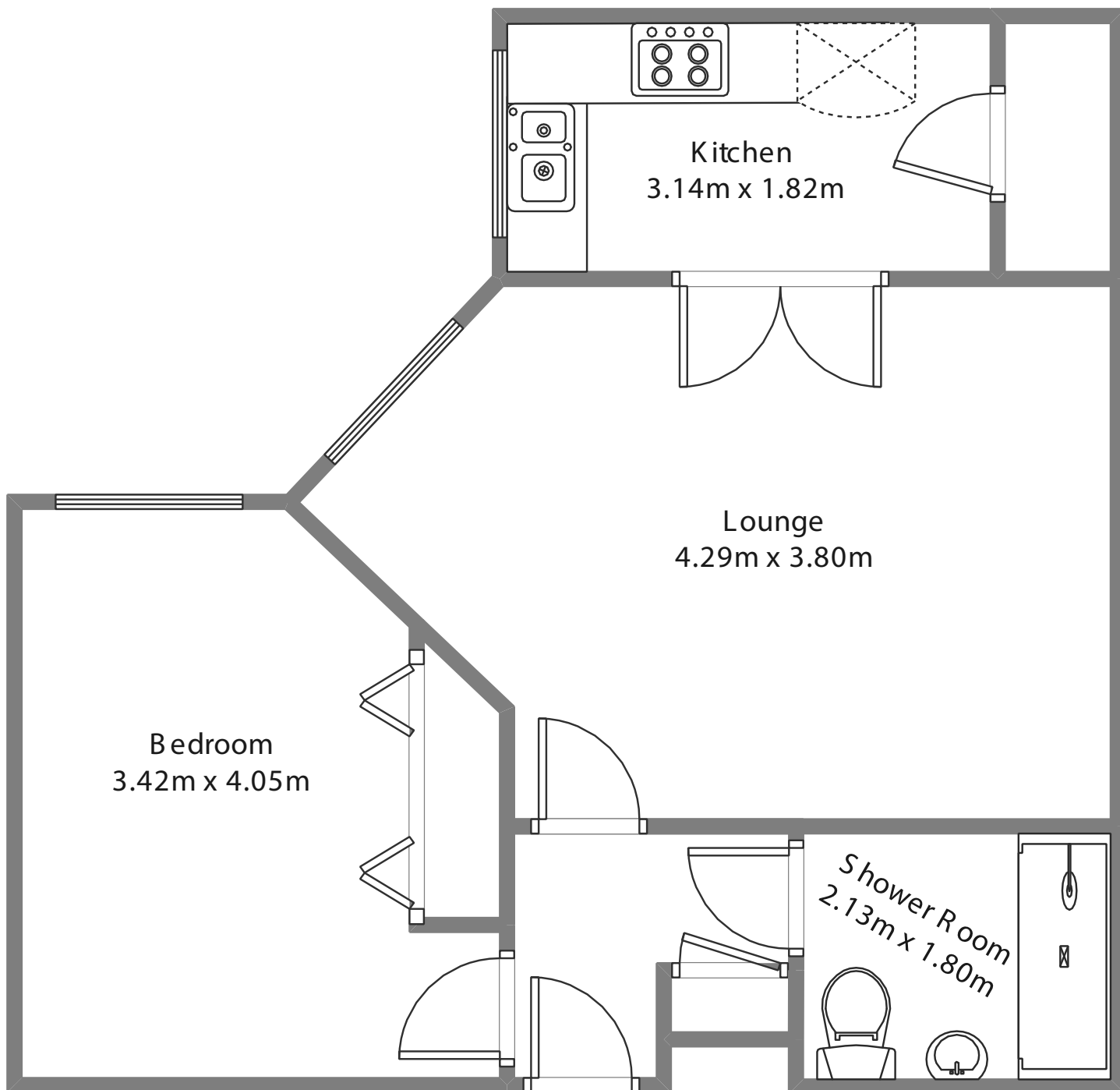




**The Bedroom**







Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>

EPC Rating: B



A management charge is payable, covering the maintenance and repair of all communal areas both internally and externally, including cleaning and upkeep of the garden grounds. This also includes buildings insurance, emergency assistance services, and the provision of the house manager.





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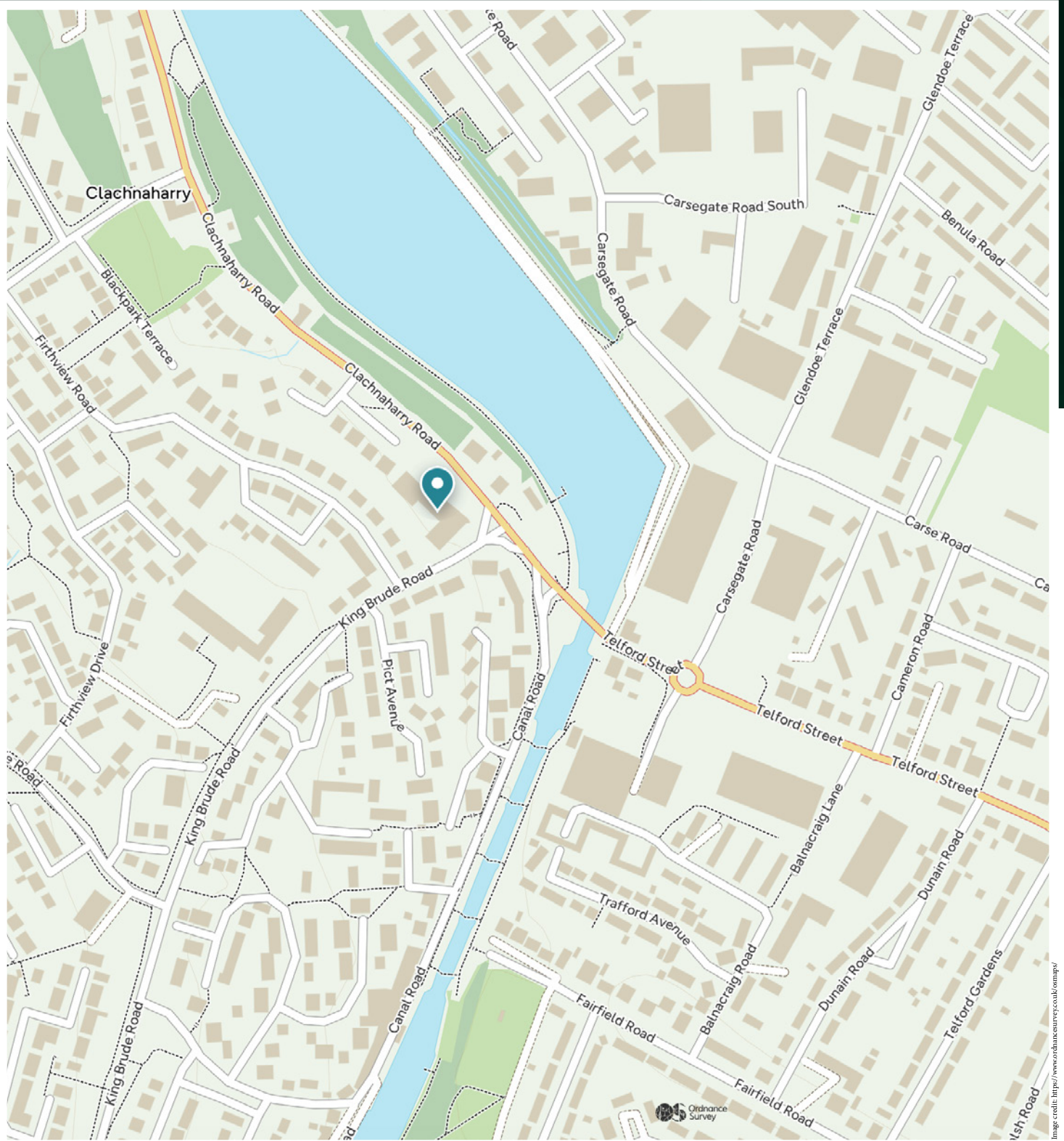
Located in the established Clachnaharry area of Inverness, this property offers a convenient setting within easy reach of the city centre and local amenities. Inverness is widely regarded as one of Scotland's most desirable places to live, combining a well-served urban environment with the natural beauty of the surrounding Highlands. The city is known for its welcoming community and accessibility, appealing to those seeking a comfortable, well-connected location.

A range of shops, supermarkets, healthcare services, and leisure facilities are available nearby, with additional amenities in the city centre. Transport links are excellent, with straightforward access to the A9, A82, and A96. Inverness Railway Station provides direct connections to Edinburgh, Glasgow, and Aberdeen, while Inverness Airport, approximately a 20-minute drive away, offers regular flights to several UK destinations, including London.

The surrounding area features attractive walks and outdoor spaces, allowing residents to enjoy the scenic Highland setting without sacrificing everyday conveniences. Overall, the location supports a balanced lifestyle, combining practicality with a peaceful environment.

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## The Location



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