

# 43 Alltan Place

Culloden, Inverness, IV2 7TB

Offers Over £103,000



- Fantastic one bedroom first floor flat in popular location
- Ideal investment property or first time buy
- Lounge, kitchen, double bedroom and bathroom
- Secure door entry system, communal grounds and parking
- Close to local amenities and the UHI campus
- EPC Band C

Fantastic opportunity to purchase a spacious one bedroom first floor flat within the popular residential area of Culloden. In need of some redecoration, having previously been a rental property this bright flat would make an ideal first time buy, or those looking to add to their rental portfolio. The lounge is a good size with space for a small dining table and chairs. The fitted kitchen has an integrated electric hob, oven and extractor with space for a fridge/freezer and washing machine, which are also included in the sale. The bright double bedroom benefits from double mirrored wardrobes and the bathroom with shower over bath completes the accommodation. The property has electric heating and is double glazed throughout. There is a secure entry system, shared parking and communal gardens. This property is ideal for those taking their first step onto the property ladder or investors seeking a reliable rental opportunity.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.

## Rooms

<b>Lounge</b>	(12' 11" x 11' 5") or (3.94m x 3.49m)
<b>Kitchen</b>	(6' 4" x 9' 2") or (1.92m x 2.79m)
<b>Bedroom</b>	(8' 9" x 8' 9") or (2.66m x 2.67m)
<b>Bathroom</b>	(7' 9" x 6' 3") or (2.37m x 1.91m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings, curtain poles and curtains. Electric hob, extractor and electric oven, fridge freezer and washing machine.

## Maintenance Charges

First Port £452 per year

## Services

Electricity, water and drainage.

## Council Tax

Band B

## Tenure

Tenure

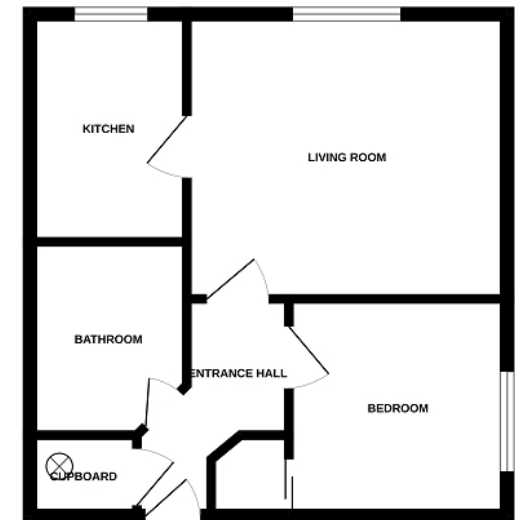
## Entry

By mutual agreement

## Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.

FIRST FLOOR



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk www.tailormademoves.co.uk

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