



Services

Mains electricity, water and drainage.

Extras

All carpets and fitted floor coverings, curtains and blinds. A washing machine, fridge/freezer and electric fire.

Heating

Electric modern high retention storage heaters.

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 - £98,000
A full Home Report is available via Munro & Noble website.



**17 Argyle Court
Inverness
IV2 3DR**

A one bedroomed, ground floor flat located within a popular retirement home complex that is fully double glazed, has electric heating and a wet room.

OFFERS OVER £97,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Retirement Apartment
- 1 Bedroom
- 1 Reception
- 1 Wet Room
- Electric
- Communal Garden
- Residents' Parking

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



Kitchen

Property Description

Located in the highly desirable Crown area of Inverness and just a few minutes' walk from the city centre, 17 Argyle Court is a ground floor, one bed roomed flat situated in a private retirement complex. The attractive development is operated by First Port Property Management and would make a lovely home for couples or an individual and represents an ideal purchase for those seeking independent living, with the reassurance of 24-hour assistance. One resident per dwelling should be of a certain minimum age, often but not always 60. This is subject to discretion to allow other buyers, such as those with disabilities to live there. The nicely proportioned property sits within well-tended communal garden grounds and is accessed via a communal hallway. Inside, the accommodation consists of an entrance hall, a fitted kitchen, a bright front facing lounge with feature electric fire set on a tiled hearth within a wooden surround, and a double bedroom. The kitchen has wall and base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, an integrated electric oven and hob with extractor fan over. Included in the sale is the washing machine and fridge-freezer. A fully wet-walled shower room comprising a wash hand basin, a WC and mains shower with enclosure completes the accommodation. Good storage is provided by a cupboard in the hallway, along with a double wardrobe with mirrored sliding doors in the bedroom. Further to this, this lovely home benefits from electric heating, double glazing, emergency pull cords and a security entry system.

Externally, there is residents' parking and additional space for visitors. Local amenities which can be found in the Crown area include a delicatessen, an optician, paper shop and a chemist. Within 50 yards of the property there is a doctor's surgery and a frequent bus service to the town and out of town shopping centres.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 3.19m x 4.64m
- Kitchen
Approx 1.81m x 3.06m
- Bedroom
*Approx 2.84m x 4.48m**
- Wet Room
Approx 1.88m x 1.87m

*At widest point



Wet Room



Bedroom



Bedroom



Shower Room