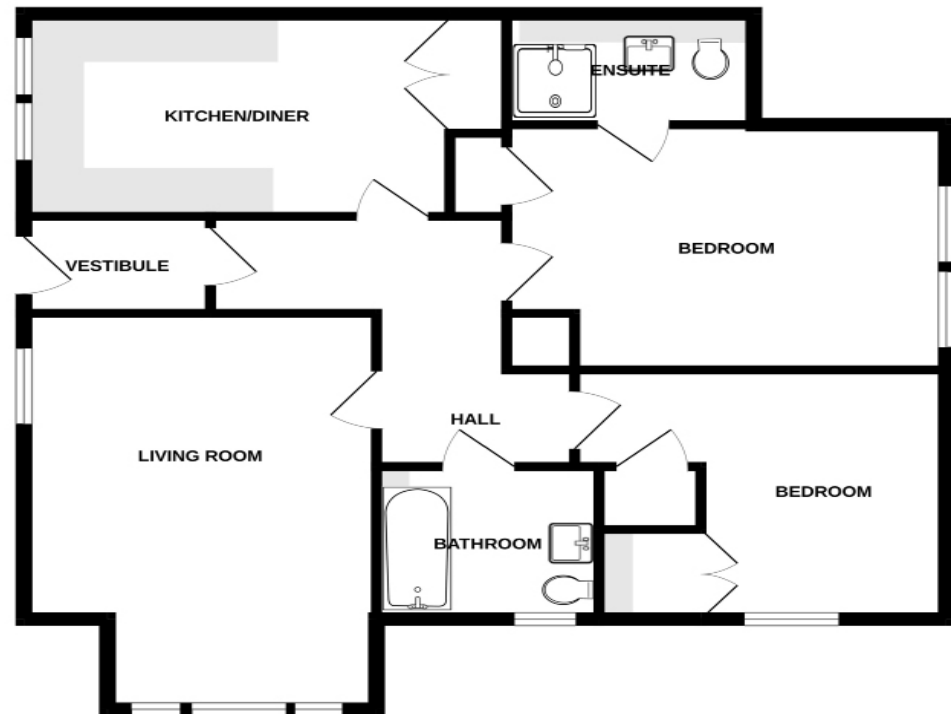




Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. The furniture and white goods are available by separate negotiation.

Heating

Partial electric heating (hallway & lounge)

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

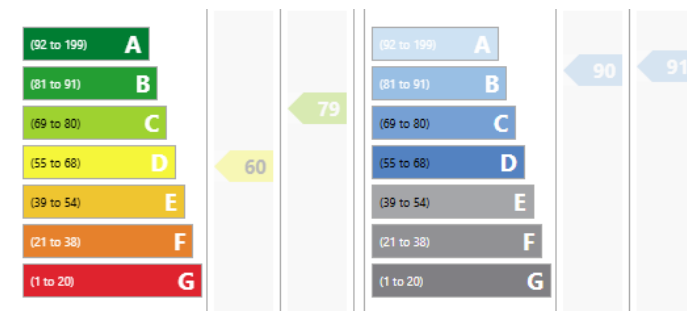
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £140,000
 A full Home Report is available via Munro & Noble website.



42 West Heather Road

Inverness

IV2 4WS

This ground floor, two bed roomed flat is located in a quiet cul-de-sac and benefits from bright and spacious accommodation, an en-suite shower room, and residents' parking.

OFFERS OVER £138,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Flat



2 Bedrooms



1 Reception



2 Bathrooms



Partial Electric Heating



Communal Garden



Residents' Parking

Lounge/Dining Room



Kitchen/Breakfast Room



Property Description

Positioned on the South side of Inverness, this excellent two bedroomed ground floor flat rests in a quiet cul-de-sac in the established Culduthel district, and is conveniently located close to a number of fantastic amenities, as well a bus stop. Forming part of the Balloan Fields Village district, this lovely home offers comfortable accommodation which has been designed solely for those aged 55 and over and caters for the needs of purchasers looking for a low maintenance lifestyle, and easy accessibility, including wide door frames, and ramp access. Boasting its own independent access, double glazed windows and partial electric heating, viewing is encouraged to appreciate the size of the accommodation within, as well as its peaceful surroundings. Internally, an entrance vestibule lends privacy before entering the hallway, which has a cupboard, and doors to the front facing kitchen and the double aspect lounge, a bright but cosy space to enjoy relaxing days and evening indoors. The kitchen is generous in size and has a good arrangement of wall and base mounted units with worktops and splashback tiling, and has a stainless-steel sink with taps and drainer. There is an integral electric hob with fan above, as well as an oven/grill, and has excellent space for a number of white goods. It also provides room to accommodate a good sized table and chairs to enjoying a morning coffee, and delicious dinners, whilst also having fantastic storage with a fitted double cupboard. Along the hall, you have two bedrooms that boast fitted storage facilities and overlook the rear garden grounds, with the principal bedroom having the advantage of an en-suite shower room. Completing the accommodation is the light and airy bathroom, which is partially tiled and comprises a WC, a wash hand basin and a bath. Outside, the accommodation sits within attractive communal garden grounds which are enclosed by mature trees and hedging. Residents' parking, along with additional parking spaces for visitors lies to the front elevation. West Heather Road is situated just off Culduthel Road, with excellent local amenities and services located being within easy reach. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Inshes Retail Park and the A9. Local amenities includes Fairways Golf Club restaurant & bar, including a dentist, hotel, barbers, as well as an Asda supermarket with petrol station. There is a regular bus service into the city centre routed nearby, where a more extensive range of amenities can be found.

Rooms & Dimensions

Entrance Vestibule
Approx 1.29m x 1.99m

Entrance Hall

Kitchen/Diner
Approx 2.67m x 4.67m

Bedroom One
Approx 3.26m x 4.69m

En-Suite Shower Room
Approx 2.64m x 1.58m*

Bedroom Two
Approx 3.91m x 3.21m

Bathroom
Approx 2.67m x 2.03m

Lounge/Dining Room
Approx 5.26m x 3.76m

*At widest point

Kitchen/Breakfast Room



Bedroom One



Bedroom Two



Bathroom

