



#### Services

Mains water, electricity and drainage.

#### Extras

All carpets, fitted floor covering, curtains and blinds. Items that could be included in the sale are the sofa, two armchairs, a hall and bedroom mirror, and all bedroom furniture (excluding the mattress).

#### Heating

Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

C

#### Entry

By mutual agreement.

#### Viewing

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

#### Home Report

Home Report Valuation - £100,000  
A full Home Report is available via Munro & Noble website.

#### Factoring Fee

The annual service charge is £2166.16. The fees are paid on a 6 month basis.



**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.



## Flat 2, Clachnaharry Court Inverness IV3 8LT

An immaculate one bedrooomed, ground floor apartment located in the McCarthy & Stone retirement home complex, that is fully double glazed and has electric heating.

**OFFERS OVER £98,000**

📍 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



#### Kitchen

An excellent opportunity to purchase a well-presented, one bedoomed, ground floor apartment that is located in the Clachnaharry area of the city of Inverness. The retirement home development is just a short distance from the city centre and has been designed with security and comfort in mind and offers a range of luxuries including a residence lounge, a laundry room, a guest suite, an emergency call system, a house manager and a lift to all floors. The complex is for the over 60s, and would make a lovely home for couples or individuals. The property is accessed via a secure entry system and number 2 can be found on the ground floor to the left elevation. The pristine accommodation has recently been modernised to a high standard and offers comfortable and spacious living. It consists of an entrance hall (with large storage cupboard) a wet room which comprises a wash hand basin, WC and a walk-in shower enclosure, and a double bedroom which boasts mirrored wardrobes and has recently been fitted with a new carpet. The good-sized open plan lounge/dining room has a feature electric fire with a wooden surround and is fitted with stunning African hardwood flooring. From here, doors gives access to the communal garden, and the well-appointed kitchen. This room is fitted with modern wall and base mounted units with worktops and tiled splashbacks, a new stainless steel sink with mixer tap and drainer. There is plumbing for a washing machine, and the integrated goods include a new electric hob with extractor fan over and an eye-level electric oven. Further pleasing features include double glazed windows, electric storage heating, new laminate flooring, along with new blinds and curtains, and early viewing is highly recommended.

The property sits within a well-kept communal garden area and comes with residential parking, along with additional parking for visitors.

Clachnaharry Court is close to local amenities including a petrol station and a Co-op supermarket. There is a regular bus service into Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, a Post Office, pharmacies, cafés, bars, restaurants, Eastgate Shopping Centre and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

#### Wet Room



#### Bedroom



#### Lounge/Dining Room



#### Rooms & Dimensions

Entrance Hall

Lounge/Dining Room

Approx 3.25m x 8.10m\*

Kitchen

Approx 2.31m x 2.34m

Bedroom

Approx 5.48m x 2.81m

Wet Room

Approx 2.03m x 1.62m

#### Lounge/Dining Room



\*At widest point