

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.
 Washing machine, fridge-freezer, and lawnmower.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

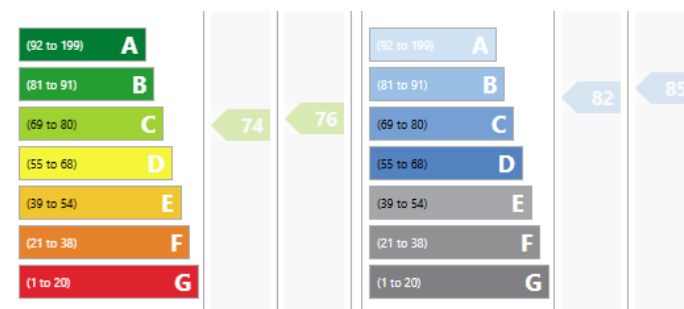
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £122,000
 A full Home Report is available via Munro & Noble website.



10 Caulfield Place

Inverness

IV2 5GF

An attractive, one bedroomed ground floor flat located in Cradlehall that will suit a variety of potential purchasers. It boasts gas central heating, double glazed windows and off-street parking.

OFFERS OVER £120,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



Lounge



Kitchen



Property Description

An excellent opportunity to purchase an attractive, one bedroomed, ground floor flat situated in a quiet cul-de-sac in the desirable Cradlehall area of the city. Conveniently located to a number of excellent amenities, 10 Caulfield Place benefits from its own independent access, double glazed windows, and off-street parking. The property would make a fantastic purchase for first time buyers, young professionals, or those looking for a property with fantastic rental potential, as it's compliant with the current letting legislation. Internally, a vestibule lends privacy before entering the front facing lounge, which is bright and airy and allows spaces for a small table and chairs for informal dining. From here, a door gives access to the inner hall, bathroom, double bedroom and kitchen. This room overlooks the rear garden and is fitted with a number of wall and base mounted units with worktops, has splashback tiling, and a stainless steel sink with mixer tap and drainer. There is an integral electric oven, and hob with extractor fan over, and a free-standing fridge-freezer and washing machine, which are included in the sale. The bathroom has complimentary wet-walling and is equipped with a three piece suite comprising a pedestal wash hand basin, a VVC and a bath with electric shower. Excellent storage is provided by a cupboard in the lounge (which also houses the boiler), hallway and bedroom, which has the advantage of double mirrored wardrobes with sliding doors. Externally, the front garden is of low maintenance being laid to lawn with a delicate gravel border and seating area. A shared driveway lies to the side elevation, offering off-street parking, as well as drying area, and a useful external store. Overall, this is fantastic starter property for those looking for a comfortable home in a seldom available location, and early viewing is recommended. Local amenities at Cradlehall include a Scotmid grocery store, bakers, dental surgery, a children's nursery, a hairdressers. The area is serviced by a good bus service to and from Inverness city centre and Caulfield Place is also well placed for access to the Southern Distributor Road, with a number of great amenities located nearby including a Tesco supermarket and petrol station, McDonalds restaurant, Raigmore hospital and UHI Inverness.

Lounge



Bathroom



Rooms & Dimensions

Entrance Vestibule

Approx 0.98m x 1.99m

Lounge

Approx 4.09m x 3.52m

Inner Hall

Bedroom

Approx 2.43m x 3.94m

Kitchen

*Approx 2.72m x 2.58m**

Bathroom

Approx 1.95m x 1.70m

**At widest point*

Bedroom

