

**Services**

Mains water, gas, electricity, and drainage.

**Extras**

All carpets, fitted floor coverings, blinds, curtains and white goods.

**Heating**

Biomass heating system.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

C

**Viewing**

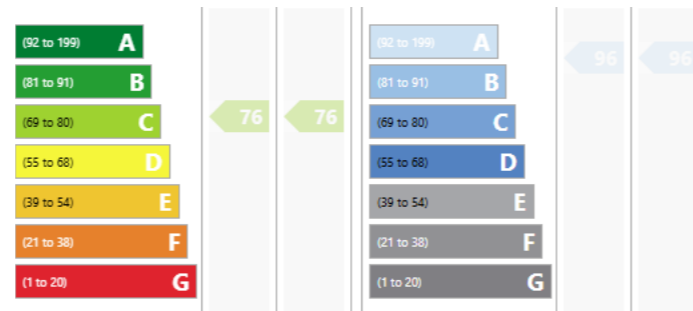
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

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



**27 West Heather Road  
 Inverness**

**IV2 4WS**

A bright and spacious two bedroomed ground floor flat, that benefits from double glazing, a wet 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
-  1 Wet Room
-  Biomass
-  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/Diner

**Property Description**

An unmissable opportunity to purchase a fantastic, two bedroomed ground floor flat located in a peaceful cul-de-sac in the desirable area of Culduthel. Forming part of the Balloan Fields Village district, this comfortable home is designed solely for those aged over 55 who have possibly retired early on medical grounds or who are dependant on the health care system. The property caters for the needs of those looking for a low maintenance lifestyle, and easy accessibility, including wide door frames, and ramp access which is located towards the front and rear elevation. Number 27 boasts its own independent access, a Biomass heating system, double glazed windows and residents' parking and early viewing is recommended to appreciate all this home has to offer. Internally, the property is decorated with neutral tones, giving a bright and fresh feel throughout, and comprises an entrance hall, two double bedrooms, a modern wet room, a welcoming lounge with feature electric fire and a generously sized kitchen/diner which give easy access to the rear, communal gardens and outdoor area. This room has ample space for a table and chairs for informal dining 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 a free-standing fridge-freezer, electric cooker, a washing machine and tumble dryer which are all included in the sale price. The wet room is fitted with a three piece suite comprising a WC, a wash hand basin and a shower screen with mains shower. Excellent storage facilities are provided by three good sized cupboards located in the hall, while both bedrooms have built-in wardrobes.

Outside, the property sits within attractive communal garden grounds which are enclosed by mature hedging. It also benefits from a drying area and neat bin store. Residents' parking, along with additional parking spaces for visitors can be found to the front elevation.

The property is situated in a quiet cul-de-sac just off Culduthel Road, with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Inshes Retail Park and the A9. There are local amenities a short walk away at Fairways, including a dentist, hotel, barbers, Fairways Golf Club restaurant & bar as well as an Asda superstore with petrol station. There is a regular bus service into the city centre routed nearby.



Bedroom One



Bedroom Two

**Rooms & Dimensions**

Entrance Hall

Lounge

Approx 3.31m x 4.65m

Bedroom One

Approx 3.31m x 3.02m

Bedroom Two

Approx 2.72m x 4.31m

Wet Room

Approx 2.04m x 2.14m

Kitchen/Diner

Approx 2.69m x 6.25m



Kitchen/Diner



Wet Room