

**Services**

Mains electricity, water and drainage.

**Extras**

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

**Heating**

Electric heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

C

**Viewing**

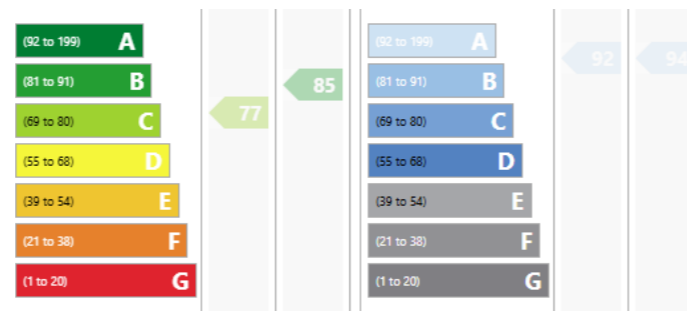
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £128,000  
 A full Home Report is available via Munro & Noble website.



**50 Royal Ness Court, Ness Walk  
 Inverness  
 IV3 5TE**

A one bedroomed, second floor flat located within the MacCarthy & Stone retirement home complex that is fully double glazed, has electric heating and residents' parking.

**OFFERS OVER £127,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

-  Retirement Flat
-  1 Bedroom
-  1 Reception
-  1 Shower 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/Dining Room



Kitchen



**Property Description**

Excellent opportunity to purchase a beautifully presented, one bedroomed, second floor flat situated within the exclusive MacCarthy & Stone retirement home complex in the city of Inverness. Designed solely for the over 60's, this property 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. The development is conveniently located just a short walk from the glorious River Ness, Eden Court Theatre, and city centre and has been designed with security and comfort in mind and offers a range of luxuries including a residents lounge, a guest suite, laundry room, house manager, pull cords and lift access to all floors. The property is accessed via a secure entry system and number 50 can be found on the second floor, to the right elevation. The pristine accommodation has fresh, neutral décor which will appeal to many, and has the advantage of a new boiler, along with new carpets, vinyl flooring, curtains, blinds, light fittings, and radiators. Inside consists of an entrance hall with a generously sized storage cupboard, a fully tiled shower room which comprises a WC, a vanity wash hand basin and shower cubicle, a double bedroom with fitted mirrored wardrobes and a welcoming open plan lounge/dining room. This cosy, yet spacious room provides a peaceful space to relax, as well as offering a sizeable spot for a table and chairs for dining. Completing the accommodation is the well-appointed kitchen which is accessed from the lounge/dining room. This bright and airy room is fitted with wall and base mounted units with worktops, complimentary splashbacks, and has a good sized cupboard, which is currently being used to store a full height fridge-freezer. Further to this is a stainless steel sink with taps and drainer, and integral goods include an electric hob with extractor over, an eye-level electric oven. Also included is a washing machine, tumble dryer and a dishwasher. It also benefits from double glazed windows and electric heating and early viewing is recommended to appreciate all this charming home has to offer. Please note, it is a condition of purchase that single occupants must meet the age requirements of 60 years and any second occupant must be over the age of 55 years.

Externally, the complex sits within well maintained communal grounds and has a seating area to the front elevation. There is ample residents' parking, along with additional parking for visitors.

The Royal Ness development is well placed for access to the local doctors surgery and pharmacy, as well as Inverness Royal Infirmary, tennis courts/squash club and Bellfield Park. There are a number of walks within minutes of the property, including Ness Islands, Whin Park and the Caledonian canal. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations, which are all within walking distance.

**Rooms & Dimensions**

Entrance Hall

Cupboard

Approx 1.12m x 2.17m

Bedroom

Approx 3.46m x 5.79m\*

Shower Room

Approx 1.78m x 2.08m

Lounge/Dining Room

Approx 5.91m x 4.47m

Kitchen

Approx 1.82m x 3.15m

\*At widest point

Kitchen



Lounge/Dining Room



Shower Room



Bedroom

