



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains, a washing machine and fridge-freezer.

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 - £148,000
 A full Home Report is available via Munro & Noble website.



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.

10 Holm Dell Court
Inverness
IV2 4GY

A well-proportioned two bedroomed first floor flat with a secure entry system, electric heating and double glazed windows.

OFFERS OVER £147,000

📍 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 Bathroom
- 
Electric
- 
Communal Garden
- 
Shared Parking



Property Description

An unmissable opportunity to purchase 10 Holm Dell Court, a modern, two bedroomed first floor flat located in a peaceful cul-de-sac in the desirable Holm Dell area of Inverness. In walk-in condition throughout, the flats boasts electric heating, double glazed windows, ample storage provisions, and early viewing is recommended. The property would make a fantastic home for first time buyers, young professionals, or those looking for a property with excellent rental potential, as it's compliant with the current letting legislation. A secure entry system allows access to the communal entrance hall, and number 10 can be found on the first floor to the rear elevation. Inside, the pleasant accommodation is decorated with neutral tones, giving a bright and fresh feel throughout, and consists of an entrance hall, two double bedrooms, a bathroom comprising a vanity wash hand basin, WC, and a bath with mains shower head, and a generously sized lounge/dining room. Completing the accommodation is the well-appointed kitchen, which has wall and base mounted units with worktops, a 1 1/2 stainless steel sink with mixer tap and drainer, and an integral electric oven, with electric hob and extractor fan over. Included in the sale is a washing machine and fridge-freezer. Excellent storage facilities are provided by a good sized cupboard located in the hall, while both bedrooms have built-in mirrored wardrobes with sliding doors.

Outside, the flat sits within attractive communal garden grounds which are decorated by mature trees and hedges, and comes with shared parking, along with additional parking spaces for visitors.

Holm Dell is well situated to a number of local amenities including a Tesco supermarket and petrol station, and also well located for access on to the Southern Distributor Road which gives access to Asda supermarket, Inshes Retail Park and Raigmore Hospital. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops.



Rooms & Dimensions

Entrance Hall

Bathroom

Approx 1.91m x 2.39m

Lounge/Dining Room

Approx 3.58m x 5.61m

Kitchen

Approx 2.86m x 2.26m

Bedroom One

Approx 2.68m x 3.37m

Bedroom Two

Approx 2.26m x 2.71m

