

**Services**

Mains water, electricity, and drainage.

**Extras**

All carpets fitted floor coverings, curtains, and blinds. Some items of furniture can be sold under separate negotiation.

**Heating**

Electric heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

C

**Viewing**

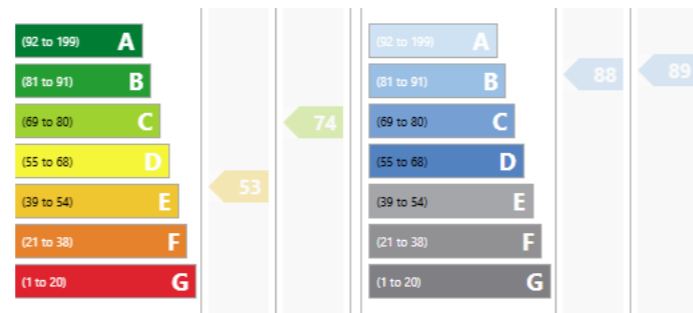
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £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.

**11 Lodge Park  
Inverness  
IV2 4YR**

A two bedroomed, first floor flat located in a popular area and benefiting from its own independent entrance, and off-street parking.

**OFFERS OVER £146,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

Open Plan Kitchen/Lounge Area



Open Plan Kitchen/Lounge Area



**Property Description**

11 Lodge Park is a well-situated two bedroomed, first floor flat located in the desirable Culduthel area of the city and has a number of pleasing features including double glazed windows, off-street parking, and electric heating. Accessed through a secure independent entrance, the accommodation is in walk-in condition and comprises an entrance hallway off which is two bedrooms, a bathroom, and a double aspect, open plan lounge/kitchen area. This bright and airy room boasts a newly fitted Wren kitchen which hosts stylish wall and base mounted units with worktops and mirrored splashbacks and a 1 1/2 stainless steel sink with mixer tap and drainer. The integrated goods include an electric hob with extractor fan over, a new electric oven, and an integrated fridge-freezer and dishwasher. Comprising a three piece suite, the bathroom is fitted a WC, a wash hand basin and a bath with shower over, finished by tiling. Both bedrooms are also accessed from the hall, and are great in size with the principal bedroom boasting a fitted wardrobe. Completing the accommodation is a small cupboard and loft/hatch which is located in the hallway.

Externally, the property sits within a well-kept communal ground area and comes with residents' parking. To the front elevation is a woodland area which is excellent for outdoor walks and cycling.

There are excellent local amenities and services located nearby at Fairways Retail Park which include a bar and restaurant, golfing range and a Travelodge. It also lies within close proximity to the Southern Distributor Road and offers easy access onto the A9. Raigmore Hospital and Inshes Retail Park are situated approximately one mile away, where a number of major retailers can be found including a Tesco supermarket & petrol station, Matalan Store, takeaway restaurants and nursery. The property is located on a bus route, allowing for easy access to the city centre, where a more comprehensive range of amenities can be found.

**Rooms & Dimensions**

Entrance Stairwell

Open Plan Kitchen/  
Lounge Area

Approx 3.34m x 7.04m

Bedroom One

Approx 4.07m x 2.65m

Bedroom Two

Approx 2.81m x 2.68m

Bathroom

Approx 1.69m x 1.82m

Bathroom



Bedroom One



Bedroom Two

