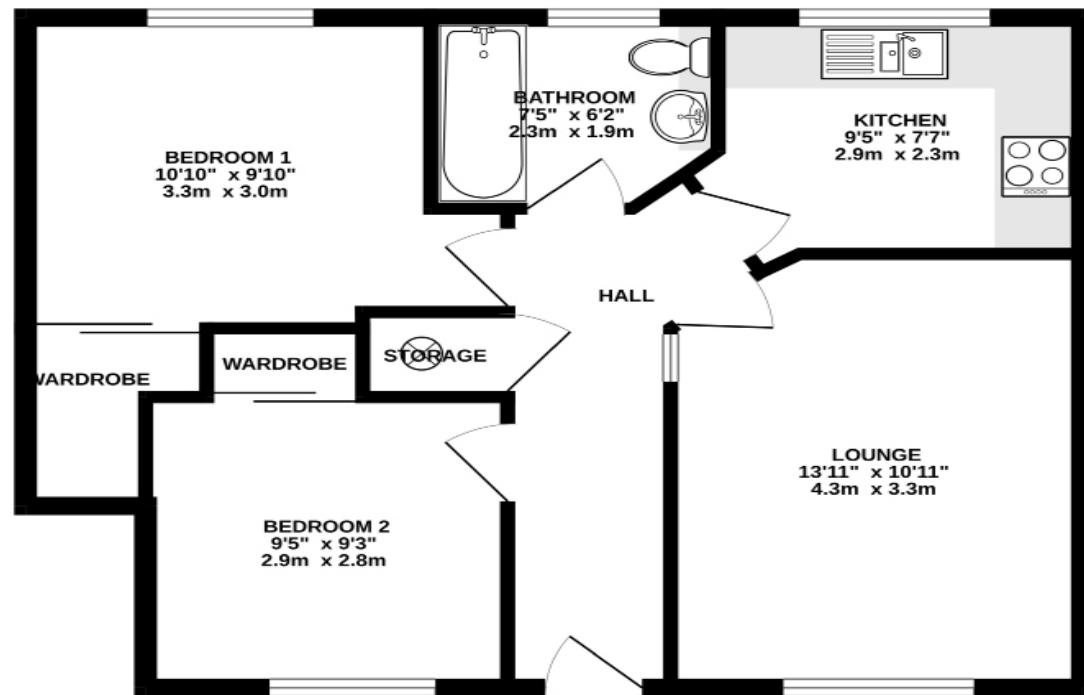




#### Services

Mains water, electricity, and drainage.

#### Extras

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

#### Heating

Electric heating.

#### Glazing

Double glazed uPVC windows throughout.

#### Council Tax Band

C

#### Viewing

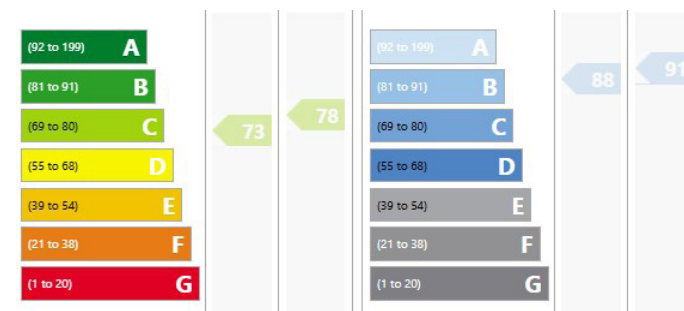
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £132,000  
 A full Home Report is available via Munro & Noble website.



## 75 Alltan Place Inverness IV2 7FX

A two bedroomed, ground floor flat, with its own independent entrance, that has uPVC double glazed windows and electric heating.

**OFFERS OVER £130,000**

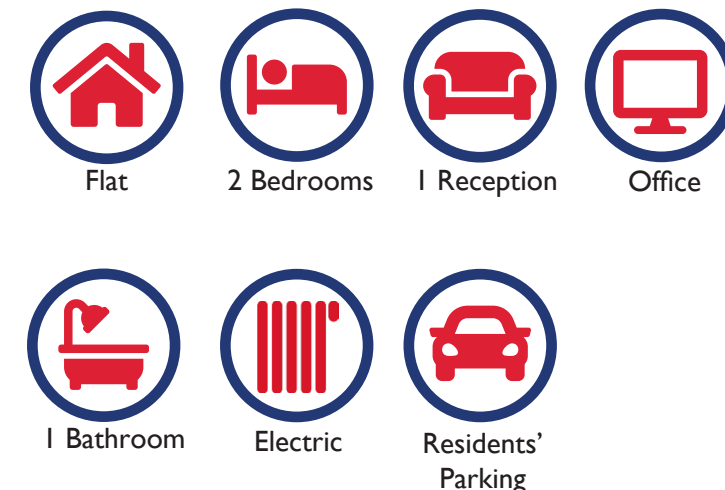
The Property Shop, 20 Inglis Street,  
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

#### Property Overview





Lounge



Kitchen

### Property Description

An excellent opportunity to purchase an attractive, two bedroomed flat which is located in a popular residential area of Culloden. The property would make a fantastic purchase for a first time buyers, young professionals, or those looking for a property with fantastic rental potential. Benefiting from a number of pleasing features including uPVC double glazed windows, electric heating, its own private entrance, ample storage provisions, is in walk-in condition and early viewing is recommended. It comprises a hallway with a good-sized cupboard, a bright and spacious lounge, two double bedrooms (both of which benefit from fitted wardrobes) and a bathroom furnished with a wash hand basin, a WC, and a bath with mains shower over. Completing the accommodation is the modern kitchen which is fitted with wall and base mounted units with worktops, a sink with mixer tap and drainer. There is an integral electric oven and induction hob with extractor fan over and included in the sale is a washing machine, a fridge/freezer and a small dishwasher.

The property sits within a well-kept communal ground area and has a communal car park for resident's and visitors.

There are excellent local amenities within walking distance including shops, a pub and restaurant, butcher, bakers, post office, pharmacy, doctors, nursery and hairdressers. Primary School and Secondary/Community School (Pool and Leisure Centre). Regular buses provide access to Inverness city centre and Raigmore Hospital / Inshes retail park, which offers a wide range of shops, restaurants, recreational and leisure facilities, whilst Inverness Shopping Park (Eastfield Way) has a variety of shops, restaurants and VUE cinema. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are nearby.



Entrance Hall



Bathroom

### Rooms & Dimension

Entrance Hall

Lounge

Approx 4.27m x 3.33m

Kitchen

Approx 2.96m x 2.31m

Bathroom

Approx 2.15m x 1.89m

Bedroom One

Approx 4.10m x 3.05m\*

Bedroom Two

Approx 2.82m x 2.85m

\*At widest point



Bedroom One



Bedroom Two