

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings and blinds. Two chest of drawers, two wardrobes and a double chest of drawers.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

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

Entry

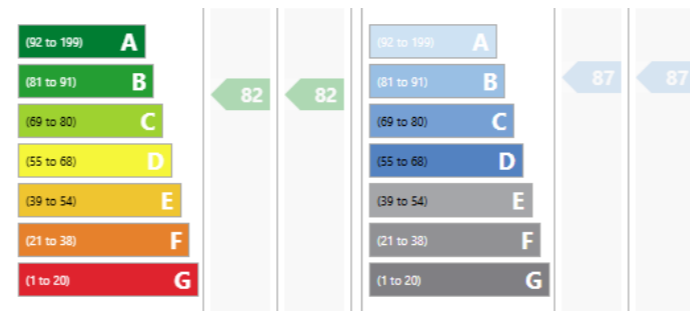
By mutual agreement.

Home Report

Home Report Valuation - £220,000
 A full Home Report is available via Munro & Noble website.

Factoring Fee

Approximately £46 per month. This includes ground maintenance, communal lights and cleaner.



**10 Broomhall Court
 Inverness
 IV2 5JJ**

This appealing, two bedroomed first floor apartment is located in Wester Inshes and benefits from residents' parking, communal gardens and modern interior.

OFFERS OVER £220,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview

-  Apartment
-  2 Bedrooms
-  1 Reception
-  2 Bathrooms
-  Gas
-  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.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom One En-Suite Shower Room





Lounge



Bathroom

Property Description

10 Broomhall Court is an outstanding, first floor apartment which was built by Tulloch to their Evelix design in 2022 and is located in the desirable Wester Inshes suburb of the city. Enjoying an elevated position with stunning views over the city, towards the Kessock Bridge and Moray Firth, early viewing of the property comes highly recommended to appreciate the size of the accommodation within, as well as the peaceful location it occupies. In pristine condition throughout, the apartment is finished to an exacting standard and will appeal to a number of prospective purchasers including individuals or couples, young professionals and those looking for a property that allows the flexibility to work from home. A secure entry system grants access to the communal entrance hall, which is shared with just five other properties and has stairs leading to the first floor level where number 10 can be found. Internally, there is a plethora of fantastic features including a beautiful fitted kitchen, high ceilings, double glazed windows, gas central heating, and ample storage facilities. As you enter the apartment, you are greeted with the bright and spacious entrance hall which has two good sized cupboards, one which allows room for a tumble dryer. Off the hall, the lounge offers a generous, welcoming space for relaxing and entertaining, whilst being able to take in the lovely views of the city that can be enjoyed from the large picture window. Designed by the prestigious Ashley Ann, the double aspect kitchen is accessed via the lounge, and provides space for a good sized table and chairs for informal dining. It features a range of glossy wall and base mounted units with worktops, splashback tiling, a 1½ sink with mixer tap and drainer, and has modern integrated Bosch appliances including an induction hob with fan over, an electric oven, washing machine, dishwasher and fridge-freezer. The double, principal bedroom is filled with natural light and has a fresh crisp feel, with fitted mirrored wardrobes providing sufficient storage. This room also has the luxury of an en-suite shower room, complete with contemporary sanitaryware, chrome towel rail, a vanity wash hand basin, WC and tiled shower cubicle. A further double bedroom is located off the hall, and has the advantage of elegant wardrobes and views to the rear elevation. Completing the accommodation is the stylish bathroom which comprises a vanity wash hand basin, WC, and a bath with mains shower over, finished with elegant tiling. The apartment also comes with a shared external store, and is located between apartment 9 and 10.

Outside, the apartment sits within attractive communal garden grounds, and comes with a neatly placed bin store, residents' parking and additional parking spaces for visitors. Overall, this gorgeous apartment is in walk-in condition throughout, and exudes style with its quality finishes, making it a perfect purchase for those looking for a fantastic property in a great location.

Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 4.15m x 3.62m
 - Kitchen/Diner
Approx 3.91m x 2.69m
 - Bathroom
Approx 2.09m x 2.66m*
 - Bedroom Two
Approx 4.89m x 2.69m
 - Bedroom One
Approx 3.60m x 3.69m*
 - En-Suite Shower Room
Approx 2.17m x 2.15m
 - External Store
Approx 1.87m x 1.99m
- *At widest point



Communal Hall



Bedroom Two

