



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, and white goods.

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 - £195,000
A full Home Report is available via Munro & Noble website.



35 Countess Park

Inverness

IV2 6FB

This stunning, two bedroomed ground floor apartment is located in Slackbuie and benefits from residents' parking, modern interior and views of the city.

OFFERS OVER £193,000

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



Kitchen



Bedroom One



Bedroom One En-Suite Shower Room





Lounge



Bathroom

Property Description

Built by Tulloch to their Evelix design in 2020, 35 Countess Park is beautifully presented, ground floor executive apartment located in the sought after Slackbuie area of Inverness. Enjoying an elevated position with views over the city and towards the Kessock Bridge, early viewing of the property is essential to appreciate the size of the accommodation within, as well as the setting it occupies. In immaculate condition throughout, this home will appeal to a number of prospective purchasers including young professionals, buy to let investors, or those looking for a property that allows the flexibility to work from home. A secure entry system allows access to the communal entrance hall, which is shared with just 5 other properties and number 35 can be found to the left side elevation. Internally, fantastic features include a gorgeous fitted kitchen, high ceilings, plentiful storage, double glazed windows and gas central heating, ensuring comfort and efficiency all year round. The neutral décor is a clean, modern aesthetic, offering a versatile backdrop that complements any style of decor. Upon entering the apartment, you are greeted with the fresh and airy hall which has two good sized cupboards. Off the hall, the lounge offers a welcoming space to unwind and relax, whilst being able to take in the lovely views that can be enjoyed from the large picture window. Designed by the reputable Ashley Ann, the kitchen features a range of sleek grey, wall and base mounted units with worktops and has a 1 1/2 stainless steel sink with mixer tap and drainer. The integrated Bosch appliances include an electric hob with fan over and oven, along with a dishwasher, fridge-freezer and washing machine. There is also ample space for a table and chairs, to enjoy memorable meals together. The primary bedroom is bright and well portioned, and has the advantage of double mirrored wardrobes, providing sufficient storage. This room also has the luxury of an en-suite shower room, complete with contemporary sanitaryware, chrome towel rail and shower cubicle with a Mira Jump electric shower. A further double bedroom is located off the hall, but it's versatility would make it an ideal guest bedroom or office. Completing the accommodation is the bathroom which comprises a WC, a bath with overhead shower, a vanity wash hand basin, and is finished with elegant tiling. With its modern design, spacious layout and convenient location, 35 Countess Park is the perfect purchase for those seeking a contemporary home in a popular area.

Outside, the apartment sits within attractive communal garden grounds, which offer shared green spaces to enjoy and comes with a neatly placed bin store, residents' parking and additional parking spaces for visitors.

Local amenities include a dentist, bakery, Asda Supermarket and Fairways Driving Range. This location also enjoys easy access to Inverness UHI, and Inshes Retail Park.



Entrance Hall



Bedroom Two

Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 4.14m x 3.62m
 - Kitchen/Diner
Approx 3.90m x 2.62m
 - Bathroom
Approx 2.08m x 2.12m
 - Bedroom Two
Approx 2.68m x 4.87m
 - Bedroom One
Approx 3.55m x 3.68m*
 - Bedroom One En-Suite Shower Room
Approx 2.21m x 2.17m
- *At widest point

