

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee.

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

uPVC double glazed windows throughout.

Council Tax Band

C

Viewing

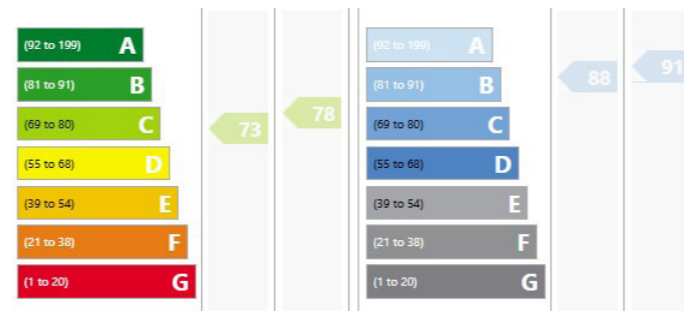
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £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

- Flat
- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- Electric
- Residents' Parking
- Home Office

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.



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 residence 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.

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



Hallway



Bathroom