



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, a fridge-freezer and bathroom cabinet.

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 - £120,000
A full Home Report is available via Munro & Noble website.



**3 Alltan Court
Inverness
IV2 7FX**

A well-proportioned two bedroomed ground floor flat with a secure entry system and residents' parking.

OFFERS OVER £118,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



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



Lounge/Dining Room

Property Description

3 Alltan Court is an attractive, two bedroomed ground floor flat located in the popular residential area of Culloden, on the East side of Inverness. In walk-in condition throughout, this home benefits from electric heating, double glazed windows, and neutral décor which will appeal to many. The accommodation is accessed through a secure communal entrance, and would make an ideal purchase for first time buyers, young professionals, or those looking for a property with fantastic rental potential, as it's compliant with the current letting legislation. Inside comprises an entrance hallway, a sizeable lounge/dining room, a fitted kitchen, two double bedrooms, and a bathroom consisting of a wash hand basin, WC and a bath with overhead shower, complimented with tiling. The kitchen has a number of wall and base mounted units with worktops and splashback tiling, and 1 ½ sink with mixer tap and drainer. The integrated goods comprise an electric oven and hob with extractor hood over, and included in the sale is a free-standing washing machine and fridge-freezer. A great feature of this flat is the ample storage it provides, with both bedrooms having double fitted wardrobes, plus two good sized cupboard in the hallway.

The property sits within a well-kept communal ground area and comes with residents parking, along with ample additional parking for visitors.

There are excellent local amenities within walking distance including shops, 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.



Bedroom One



Bedroom Two



Lounge/Dining Room



Bathroom

Rooms & Dimensions

Entrance Hall

Bedroom One
Approx 3.32m x 2.77m

Lounge/Dining Room
Approx 4.62m x 3.93m*

Kitchen
Approx 2.64m x 2.41m

Bedroom Two
Approx 2.80m x 2.81m

Bathroom
Approx 1.98m x 1.90m

*At widest point