



Illustration For Identification Purposes Only.  
Not To Scale (ID:925646 / Ref:83526)

#### Services

Mains water, electricity and drainage.

#### Extras

All carpets, fitted floor coverings, blinds, curtains and white goods.

#### Heating

Electric heating.

#### Glazing

Double glazed windows.

#### Council Tax Band

C

#### Viewing

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

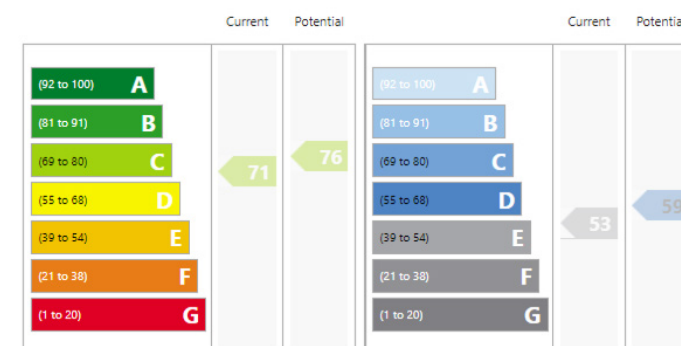
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £85,000

A full Home Report is available via Munro & Noble website.



**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.



## 29 ARGYLE COURT INVERNESS IV2 3DR

An attractive, one bedroomed, first floor flat situated in a private retirement complex that is fully double glazed, has electric heating, and residents parking.

**OFFERS OVER £83,000**

The Property Shop, 20 Inglis Street,  
Inverness

property@munronoble.com

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#### Property Overview



Flat



1 Bedroom



1 Reception



1 Bathroom



Communal



Electric





### Property Description

Located in the desirable Crown area of Inverness and just a few minutes walk from the city centre, 29 Argyle Court is a first floor, one bedroomed flat situated in a private retirement complex. The attractive development is operated by Hangover Scotland Housing Association and has a twenty-four hour onsite manager, ideal for someone looking for a property with onsite care, but retaining their total independence. One resident per dwelling should be of a certain minimum age, often but not always 60. This is subject to discretion to allow other buyers, such as those with disabilities to live there. The nicely proportioned property has its own independent access and is set within well-tended communal garden grounds. The accommodation within consists of an entrance stairwell, off which can be found a landing, a fitted kitchen, a bright front facing lounge/dining room, a bedroom which boasts a fitted, double wardrobe with mirrored sliding doors, and a bathroom which comprises a wash hand basin, a WC and a bath with complimentary tiling. The kitchen has wall and base mounted units with worktops, a sink with drainer and mixer tap, splashbacks and has plumbing for a washing machine. Included in the sale is a fridge/freezer and a tumble dryer. There is excellent storage throughout which includes an airing cupboard, and a large hall cupboard which also give access to the loft. The property benefits from electric heating, double glazing, emergency pull cords and a security entry system. Externally, there is residential parking and plus additional space for visitors. Early viewing is recommended. Local amenities can be found in nearby Kingmills which include a delicatessen, an optician, paper shop and a chemist. Within 50 yards of the property there is a doctors surgery and a frequent bus service to the town and out of town shopping centres.

### Rooms & Dimensions

Entrance Stairwell

Landing

Kitchen

Approx 3.42m x 1.79m

Lounge/Dining Room

Approx 3.28m x 4.53m

Bedroom

Approx 2.62m x 4.40m

Bathroom

Approx 2.06m x 2.10m

Walk-In Cupboard

Approx 1.70m x 1.62m

