

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

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.

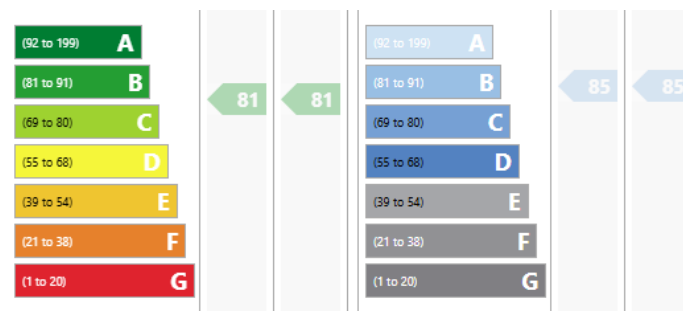
Home Report

Home Report Valuation - £210,000

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

Factoring Fee

Approximately £58 per month.



57 Atholl Place Inverness IV2 6EX

A stunning, two bedroomed ground floor apartment which benefits from views across the city, gas central heating and double glazed windows.

OFFERS OVER £208,000

📍 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.

Bedroom Two



Bathroom



Bedroom One



En-Suite Shower Room



Open Plan Kitchen/Living Area



Property Description

57 Atholl Place is an impressive, ground floor apartment which is located in the popular Milton of Leys area of the city. Enjoying an elevated plot with views over the city, early viewing of the property is essential to appreciate the size of the accommodation within, as well as the desirable location it occupies. In pristine condition throughout, the apartment will appeal to a number of prospective purchasers including first time buyers, young professionals or those looking for a property with excellent Air B&B potential. A secure entry system allows access to the communal entrance hall, and number 57 can be found to the left elevation. Inside offers a wealth of fantastic features including light fixtures, double glazed windows and gas central heating. Upon entering the apartment, you are greeted with a bright and spacious entrance hall which has two good sized cupboards, and a convenient utility cupboard with fitted shelves and a washer/dryer, which are included in the sale. Off the hall, the open plan kitchen/living area provides a generous, welcoming space for relaxing and entertaining, and has French doors leading to the communal garden grounds. Breathtaking views of the city can be enjoyed from the living area, which also provides space for a table and chairs for formal dining. The kitchen area features a range of sleek wall and base mounted units with worktops and splashback tiling, a 1 ½ sink with mixer tap and drainer, and has integrated Bosch appliances including an induction hob, an electric oven, dishwasher and fridge-freezer. The double, primary bedroom is filled with light and has a fresh feel, with mirrored wardrobes providing sufficient storage. This room also has the luxury of an en-suite shower room, complete with a WC, a wash hand basin within a vanity unit, a chrome towel rail and a shower cubical with electric shower. A further double bedroom is located off the hall, and is also fitted with a mirror wardrobe with sliding doors. Completing the accommodation is the bathroom which comprises a wash hand basin within a vanity unit, a WC, a bath with mains shower over, and is partially tiled. Outside, the apartment sits within attractive communal garden grounds, and has resident parking, with additional parking spaces for visitors. Overall, this gorgeous apartment is in walk-in condition, and oozes style with its excellent finishes, making it an idea purchase for those looking for a quality property in a great location. Local amenities include a chemist, a convenience store and takeaway. This location also enjoys easy access to Inshes Retail Park which offers a supermarket & petrol station, MacDonald's Restaurant, gym and a number of retail outlets.

Open Plan Kitchen/Living Area



Open Plan Kitchen/Living Area



Rooms & Dimensions

Entrance Hall

Open Plan Kitchen/Living Area

Approx 6.66m x 3.53m

Bathroom

Approx 2.93m x 2.08m

Utility Cupboard

Approx 1.20m x 1.67m

Bedroom Two

Approx 3.40m x 3.11m

Bedroom One

Approx 3.45m x 3.40m

En-Suite Shower Room

Approx 2.22m x 2.01m



Utility Cupboard

