



21 CLACHNAHARRY COURT, INVERNESS IV3 8LT

**One bedroomed retirement flat in good decorative order within
McCarthy & Stone sheltered housing development**

First floor flat with lift access	Emergency call system
Lounge with dining area	Entry phone system
Kitchen	Electric heating
Shower room	Double glazing
Bedroom	Residents laundry
Residents lounge	Garden grounds
Guest suite available within the development	Regular social activities
House Manager	

Offers around £98,000

**Viewing: By telephoning the selling agents on 01463 226232 to
arrange an appointment to view.**



56055

LOCATION

Clachnaharry Court is situated near to the canal at Muirtown Basin with a nearby bus stop to the city centre and within easy walking distance of the Co-op supermarket and other shopping at Telford Retail Park. There is easy access for walks along the Canal and the Clachnaharry Inn is also nearby.

THE PROPERTY

Clachnaharry Court is purpose built sheltered retirement accommodation built approximately 15 years ago. Owner/occupiers require to be aged not less than 60 and for couples one must be over 60 years of age and the other over 55 years of age.

ACCOMMODATION

The front door opens to the HALL with cornicing, burglar alarm and a large walk-in storage cupboard containing light, shelving, pressurised hot water tank and fuse box.

Lounge

 25'8" x 10' 5" (at the widest) [7.82m x 3.18m]

A spacious front facing room overlooking the Canal with curtains, cornicing, storage heater and an electric fire with surround.



Kitchen

7'7" x 7'1" (at the widest)

[2.31m x 2.16m]

Front facing with beech finish wall and base units, linoleum flooring, stainless steel sink and drainer, fan heater, marble effect worktops with tiling above, electric hob, built-in oven, filter hood and fridge together with spotlight fitting.



Bedroom

17'4 x 9' (at the widest)

[5.28m x 2.74]

Front facing with built-in mirrored wardrobe containing hanging and shelving space. Additional features include cornicing and curtains.



Shower room

7'1" x 5'7" [2.16m x 1.70m]

Mains shower, wet walling and flooring, WC, wash hand basin with vanity unit, mirrored medicine cabinet, fan heater, extractor fan and curtain.



COMMUNAL FACILITIES

The gardens are well maintained with seating areas. Guest facilities can be pre-booked and a resident warden is in place. A lift provides access to all floors and there is a communal residents lounge and residents laundry. A residents' notice board is regularly updated with details of activities.



FACTORING

The current factoring is understood to be approximately £1500 per annum which includes buildings insurance, property maintenance, community facilities including the warden service and laundry facilities and grounds maintenance.

EXTRAS

Included in the price are the fitted carpets and floor coverings, curtains and the hob, built-in oven and the fridge.

EPC BAND

The property lies within Energy Performance Band B.

COUNCIL TAX

The property lies within Council Tax Band C.

HOME REPORT

A Home Report is available for this property and can be requested from the selling agents.

ENTRY

By mutual arrangement.

If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date.

All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error.

Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.

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