



26 ALLTAN COURT, CULLODEN, INVERNESS IV2 7FX

Modern 2 bedroom first floor flat

Modern attractive first floor flat in good decorative order throughout situated in established residential area of Culloden within easy reach of Inverness city centre. The property has an open outlook and benefits from double glazing and electric storage heating and provides spacious and well proportioned accommodation. It presents an excellent buy to let investment or ideal first time buyer purchase.

The property is located in the popular Culloden area approximately four miles from the centre of Inverness. The area is served by a range of local amenities at the nearby Culloden Shopping Centre and there are further shops at Cradlehall. There is an excellent bus service into Inverness city centre.

Accommodation comprises: - hallway with storage cupboard, large lounge, kitchen, 2 bedrooms and family bathroom. Secure entry intercom system. Shared residential parking.

Fixed Price £112,000

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



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DESCRIPTION

A shared security entrance door opens into stairs which lead to first floor landing and door into hallway. Walk-in storage cupboard partially shelved housing hot water tank. Electric storage heater. Doors off to: -

Lounge 11'11" x 18'6" [3.63 x 5.64m]

To the rear of the building of which the flat forms part and enjoys an open outlook. Security entry phone. Storage heater. Door to kitchen.



Bathroom 6'3" x 8' [1.91m x 2.44m]

White WC, wash hand basin and bath. Shower overhang in bath. Fully tiled around bath. Shaver, mirror and light.



Kitchen 7'4" x 9'4" [2.24m x 2.84m]

Window to the rear. Modern floor and wall units. Integrated oven and hob. Stainless steel sink. Electric storage heater.



As stated, the property benefits from double glazing and electric heating.

OUTSIDE

There is shared parking, communal grass areas and bin stores.

EXTRAS

Included in the sale are the carpets, integrated oven and hob and fridge/freezer.

EPC BAND

The property lies within Energy Performance Band C.

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 negotiation.

Bedroom 1 11'3" x 8'9" [3.43m x 2.67m]

Triple fitted wardrobe. Storage heater. Open outlook

Bedroom 2 7'7" x 9'4" [2.31m x 2.84m]

Double fitted wardrobe. Storage heater.

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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