

Illustration For Identification Purposes Only.  
Not To Scale (ID747939 / Ref:77040)

### Service Charge

The service charge is approximately £1733.70 per annum which covers the cost of the house manager, window cleaning, access to the laundry room, upkeep of the garden grounds and cleaning of all the communal areas. Please note the service charge is liable to change.

### Heating

Electric heating.

### Glaszing

Double glazed windows throughout.

### Services

Mains water, electricity and drainage.

### Extras

All carpets, fitted floor coverings, curtains and light fittings.

### Viewing

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

### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £105,000

A full Home Report is available via Munro & Noble - [property@munronoble.com](mailto:property@munronoble.com)

### Viewing

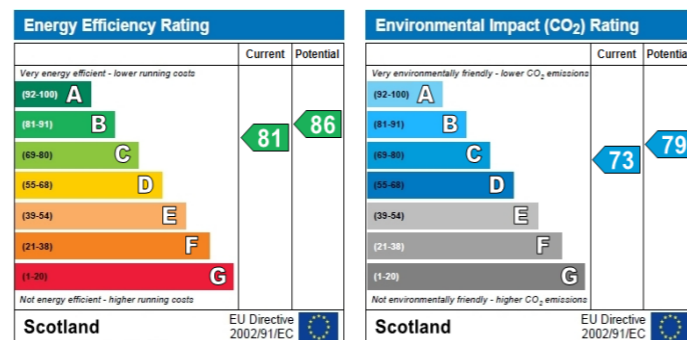
Strictly by appointment via Munro and Noble Property Shop - Telephone 01463 22 55 33.

### Entry

By mutual agreement.

### Council Tax Band

C.



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.  
**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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.



## 55 Clachnaharry Court Clachnaharry Road, Inverness IV3 8LT

A one bedroom, second floor, retirement apartment built by McCarthy & Stone. Features of the development include a lift to all floors, a resident's lounge, a guest suite, a laundry, a house manager, an emergency call system, communal garden grounds and residents parking.

**OFFERS OVER £105,000**

**hspc** HSPC Ref 58695  
 The Property Shop, 47 Church Street, Inverness  
[property@munronoble.com](mailto:property@munronoble.com)  
 01463 22 55 33  
 01463 22 51 65

### Property Overview



[www.munronoble.com](http://www.munronoble.com)





Kitchen



Lounge

This second floor apartment has an electric heating system, is fully double-glazed and has been upgraded by the current owner. The accommodation within is well-proportioned and consists of an entrance hall, a modern shower room with accessible shower enclosure, WC and wash hand basin within a vanity unit, a master bedroom with a double fitted wardrobe with mirrored doors and a lounge/diner with a feature electric fireplace. Off the lounge and completing the accommodation is a modern kitchen that was installed in 2020 and which comprises wall and base mounted units with worktops, complementary splash backs, a sink drainer with mixer tap and integrated appliances consisting of an electric hob and oven with extractor over, a fridge freezer and a dishwasher. Viewing of this apartment is recommended to fully appreciate the improvements that have been made. Clachnaharry Court was built by McCarthy & Stone in 2003 and comprises 62 retirement apartments spread over three floors and which are serviced by a lift. It is purpose-built with good security arrangements and an entry phone system. Each owner/occupier contributes to the cost of management and upkeep and residents must have reached the minimum age of 60, or in the case of a couple one must be over the age of 60 and the other over 55. Further features of the development include a resident's lounge, a guest suite, a laundry, a house manager and an emergency call system. It sits in landscaped, communal garden grounds and has parking for both residents and their visitors. Clachnaharry Road is close to local amenities including a petrol station and a Co-op supermarket. There is a regular bus service into Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, a Post Office, pharmacies, cafés, bars, restaurants, the Eastgate Shopping Centre and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

**Rooms and dimensions**

<b>Entrance hall</b> approximately	2.12m x 2.34m
<b>Shower room</b> approximately	2.11m x 1.72m
<b>Bedroom</b> approximately	4.12m x 2.86m
<b>Lounge/diner</b> approximately	3.17 x 7.03m
<b>Kitchen</b> approximately (at widest points)	2.31m x 2.14m



Bedroom



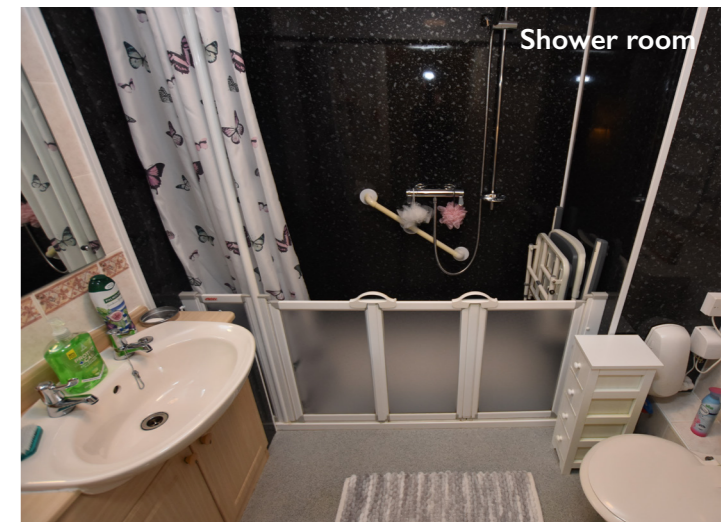
Diner



Lounge



Communal Garden



Shower room