

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operation or efficiency. Can be green. Made with Metaplan 10/2023

Services

Mains water, electricity, gas and drainage.

Extras

All carpets and fitted floor coverings. Sofa, washing machine and fridge-freezer.

Heating

Gas radiator central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

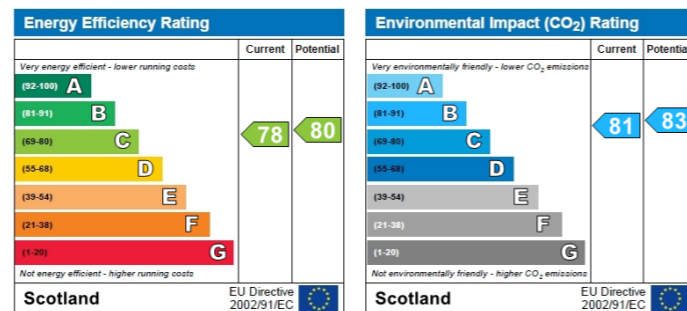
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £135,000
A full Home Report is available via Munro & Noble - property@munronoble.com.



**24 Culduthel Mains Court
Inverness
IV2 6RF**

A well-proportioned two bedroom ground floor apartment with security entrance and on street parking.

hspc OFFERS OVER £135,000
HSPC Reference: 58742

**The Property Shop, 47 Church Street,
Inverness**

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

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.



Property Description

Located in the desirable Culduthel district of Inverness, close to local amenities, this two bedroom ground floor apartment will suit a variety of potential purchasers including young professionals, first time buyers and buy-to-let-investors. Spread over one floor, the pleasant accommodation is accessed via a secured communal entrance and consists of an entrance hall, two double bedrooms, both having fitted storage facilities, a lounge with picture window and a bathroom which comprises a WC, a wash hand basin and a bath with mains shower over. Completing the accommodation is the well-appointed kitchen which has wall and base mounted units with worktops, a sink with drainer and mixer tap, splashback tiling, an integral gas hob with hood over and an electric oven. Included in the sale price and located here is a washing machine and a fridge-freezer. Further pleasing features include gas central heating, double glazing and ample storage provisions. The property sits within a well-kept communal garden area and offers on-street parking, plus additional parking for visitors. The property is close to excellent facilities at Inshes Retail Park which include a supermarket, petrol station, Post Office, takeaway restaurants and a selection of retail outlets. A regular bus service to and from Inverness city centre is also routed close by. Education is provided at Holm Primary School or Inverness Royal Academy, both of which are within walking distance.

Rooms & Dimensions

- Entrance Hall**
 - Bathroom**
Approx 1.88m x 2.29m
 - Lounge**
Approx 4.27m x 3.47m
 - Kitchen**
Approx 2.64m x 3.70m (AWP)*
 - Bedroom One**
Approx 3.56m x 2.80m
 - Bedroom Two**
Approx 2.65m x 3.07m
- *(At Widest Points)*

