



This attractive, one bedroom, ground floor apartment is located in the highly popular Crown area of the City, within easy walking distance of excellent facilities and the City Centre. The apartment is set within a private retirement housing complex which is operated by Hanover Housing Association, providing an ideal home for someone over the age of 60, looking for independent living with the benefit of 24hr on-site care assistance.



13 Argyle Court, INVERNESS, IV2 3DR

Fixed Price £85,000



REF: 60104

13 Argyle Court, INVERNESS, IV2 3DR

The apartment benefits from double glazing, electric heating, emergency pull cord, security entry system and Sheltered Housing Manager on-site.

The accommodation consists of: a hallway with entry phone system and large store cupboard; front facing lounge with ample room for dining; a well appointed kitchen with a good selection of base and wall mounted units; free standing electric cooker, fridge freezer and washing machine; bedroom with fitted mirrored wardrobes and shower room comprising a WC, wash hand basin and electric powered level access shower.

The complex is surrounded by a communal garden area, laid to a combination of gravel and paved patio areas providing an ideal venue where one can sit and enjoy the sunshine. There is also ample parking for both residents and visitors.

Argyle Court is close to a range of facilities in the Crown area, which include a general store, delicatessen, chemist and Post Office, along with a good selection of hotels, cafés and restaurants. A doctor's surgery, dentists and opticians are also nearby. A regular bus service to and from the City Centre is situated nearby. Inverness City Centre, the main business and commercial hub in the Highlands, is a few minutes walk away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Hall

2.51m x 1.49m (8'3 x 4'11)

Kitchen

3.11m x 1.81m (10'2 x 5'11)

Lounge

4.41m x 3.29m (14'6 x 10'9)

Bedroom

4.58m x 2.84m (15'0 x 9'3)

Bathroom

1.92m x 1.79m (6'3 x 5'9)



General

All floor coverings, light fittings, curtains, blinds and white goods are included in the sale. Most other items of furnishings may be made available by separate negotiation.

Services

Mains water, electric and drainage.

Council Tax

Council Tax Band C

EPC Rating

C

Post Code

IV2 3DR

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/JD/LEAN0426/2

Price

Fixed Price £85,000

Directions

From Academy Street, take Millburn Road and turn right onto Crown Road. At the roundabout, take the 2nd exit onto Crown Circus and merge onto Midmills Road. Turn left onto Kingsmills Road and then left just before the Heathmount Hotel onto Southside Road. Turn right onto Argyle Street, then right into Argyle Court. The property is along on the left-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

