



32 Broomhall Court, INVERNESS, IV2 5JJ

Offers Over £170,000

REF: 60676





This bright, spacious, two-bedroom property enjoys an elevated position in the highly popular Inshes area of the City, close to excellent facilities and within easy reach of the City Centre and the UHI campus. Located on the first floor and in good condition throughout, the property benefits from gas fired central heating and views across the City. With ample storage and well-proportioned rooms, this property represents an ideal home for the first-time buyer, young professionals or is an ideal investment property as it meets all of the current Letting Legislation.

Viewing is highly recommended to fully appreciate this very well-presented property and highly desirable location.

The apartment is reached via a private entrance vestibule with stairs leading to the accommodation, which consists of: a hallway with store cupboard; lounge with views across the City; a well appointed kitchen with base and wall mounted units, complementary worktops, gas hob, electric oven, washing machine, space for fridge freezer and ample room for a small dining table; two bedrooms both with fitted storage and bathroom comprising a three piece suite in white with mixer tap and shower head to bath.

The apartment sits within communal garden ground with ample parking available for both residents and visitors.

The property is within easy walking distance of a general store which caters adequately for daily requirements. Additional facilities can be found at the Monarch Shopping Centre which include a general store, chemist and takeaways. The nearby Inshes Retail Park has a supermarket and a selection of retail outlets. Education is provided at Inshes Primary School which is within walking distance, while secondary pupils attend Millburn Academy, to which bus transport is provided. A regular bus service to and from Inverness City and Inshes Retail Park is also routed close by.

Inverness, the main business and commercial centre in the Highlands is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

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|---------------------------|------------------------------------|------------------|-----------------------------------|
| Entrance Vestibule | 2.61m x 2.07m (8'6 x 6'9) | Bedroom 1 | 3.50m x 2.96m (11'6 x 9'9) |
| Hall | 5.31m x 1.15m (17'5 x 3'9) | Bedroom 2 | 3.11m x 2.75m (10'2 x 9'0) |
| Kitchen | 3.15m x 2.41m (10'3 x 7'11) | Bathroom | 2.51m x 2.08m (8'3 x 6'9) |
| Lounge | 4.21m x 3.16m (13'9 x 10'3) | | |



General

All floor coverings, light fittings, blinds and washing machine are included in the asking price. Most other items of furnishings can be made available by separate negotiation.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band C

EPC Rating

B

Post Code

IV2 5JJ

Entry

By mutual agreement.

Viewing

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

Reference

AG/JD/PARL0001/0002

Price

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Directions

From Inverness City, take Castle Street, turning left onto Old Edinburgh Road. Continue along this road, eventually passing Dow's Bar Diner on your right. At the next roundabout, take the 2nd exit, and at the next roundabout take the second exit, continue up the hill turning right into Inshes Grove, then 1st Right into Broomhall Court, the property is directly in front of you.

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

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

