

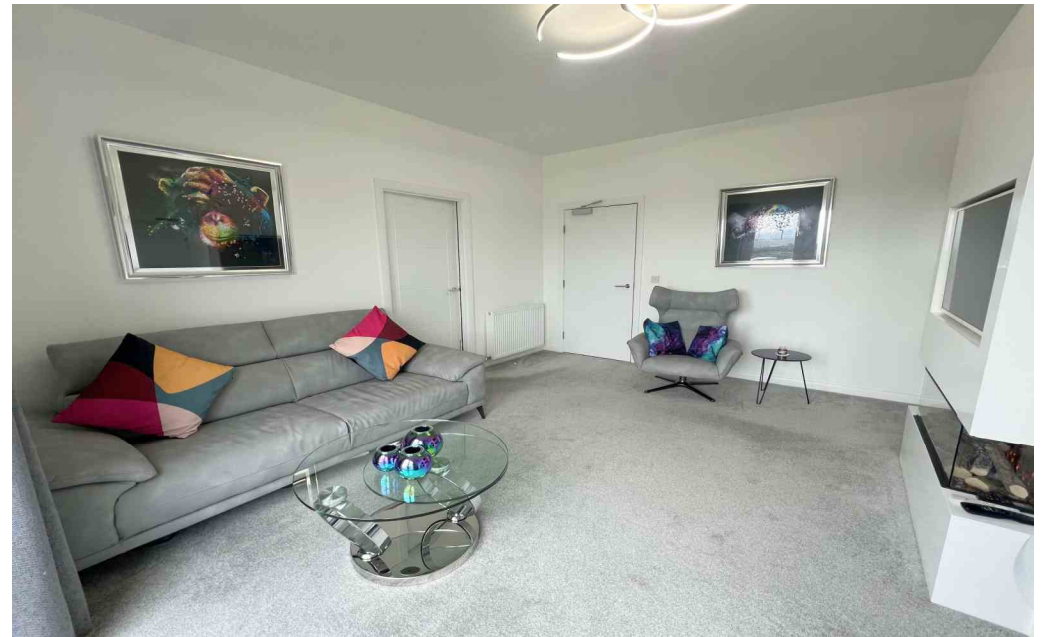


54 Broomhall Court, INVERNESS, IV2 5JJ

Offers Over £210,000

REF: HSPC





This immaculate, bright, two-bedroom, executive apartment is located on the second floor enjoying a superb, elevated position in the sought after Inshes area of the city. Built by Tulloch Homes in 2022 to their Esk design, the property is finished to a very high standard and benefits from the remainder of the 10-year NHBC guarantee, gas fired central heating, UPVC double glazed windows and views across the city. Decorated in neutral tones and in walk-in condition throughout, this stylish property represents an ideal purchase for a young professional couple or those seeking a buy-to-let investment. Viewing is highly recommended to fully appreciate the spacious accommodation and superb location of this property.

The apartment is reached via a communal entrance which is maintained to a very high standard with an attractive wide stairway leading to the second-floor apartment. Internally the accommodation consists of: a wide L-shaped hallway with two storage cupboards and security entry phone system; a spacious front facing lounge with an attractive electric glass fire set in a bespoke media wall with home office space and large window with Juliette balcony taking full advantage of the stunning views across the city; a well-appointed kitchen/diner with a good selection of base and wall mounted units, plinth lighting, worktop with complementary upstand, integrated electric oven, hob, extractor fan, integrated fridge/freezer, dishwasher, washing machine and ample room for dining; master bedroom complete with fitted mirror wardrobes and en-suite shower room with large walk in electric shower and vanity unit with wash hand basin, wc and fitted storage; further double bedroom with fitted mirror wardrobes; bathroom comprising a bath with mixer tap and shower head over and vanity unit with wash hand basin, wc and fitted storage. There is also a shared store room located in the communal area on the 2nd floor.

The apartment sits within communal garden grounds 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 nearby Inshes Retail Park which include a supermarket, petrol station, Post Office, Garden Centre, gym, takeaway and a selection of retail outlets. Education is provided at Inshes Primary School or Millburn Academy, both of which are within easy reach. A regular bus service to and from Inverness City Centre 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.

Kitchen **4.29m x 3.05m (14'0 x 10'0)**

Lounge **4.37m x 3.82m (14'3 x 12'6)**

Master Bedroom **3.47m x 3.17m (11'5 x 10'5)**

En-Suite **2.32m x 1.29m (7'6 x 4'3)**

Bedroom 2 **3.17m x 2.76m (10'5 x 9'0)**

Bathroom **3.09m x 2.08m (10'2 x 6'9)**



General

All floor coverings, light fittings, curtains, blinds and integrated appliances are included in the asking price.

Services

Mains water, drainage, gas and electricity.

Council Tax

Council Tax Band D

EPC Rating

D

Post Code

IV2 5JJ

Entry

By mutual agreement.

Viewing

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

Reference

AG/EB/WALK130/2

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 located in the middle block on your right-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.

