



This bright, one bedroom, first floor apartment is located in the highly popular Cradlehall area of the city, close to excellent facilities and within easy reach of the City Centre, UHI and Inverness Airport. In good condition throughout, the property benefits from stunning views over the Moray Firth, gas fired central heating and double glazing. With ample storage and well-proportioned rooms, this property represents an ideal purchase for a first-time buyer or equally as a Buy to Let investment.



16 Caulfield Place, INVERNESS, IV2 5GF

Offers Over £115,000



REF: 60956

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The accommodation consists of: an entrance hall with stairs leading to the upper floor; a spacious lounge with views over the Moray Firth and hills beyond, and storage cupboard housing the boiler; inner hallway with shelved storage cupboard and access to the attic; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, washing machine, fridge, integrated oven, hob and extractor fan; double bedroom with fitted mirrored wardrobes; partially tiled bathroom comprising a wash hand basin, wc and bath with mains powered shower over.

The property benefits from a garden area to the rear which is laid to lawn with a selection of shrubs and bushes. There is also a lockable store cupboard to the side property providing outdoor storage and garden shed. A shared driveway to the side of the property provides ample off-street parking for both residents and visitors.

The property is close to facilities at Cradlehall Shopping Centre which include a general store, bakery, dentist, restaurant, hairdressers and nursery. A regular bus service to and from Inverness City Centre is routed close by. Education is provided at Cradlehall Primary School and Culloden Academy.

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

Inner Hallway

1.96m x 0.92m (6'5 x 3'0)

Kitchen

2.70m x 2.59m (8'9 x 8'6)

Lounge

4.28m x 3.64m (14'0 x 11'11)

Bedroom

3.93m x 2.50m (12'11 x 8'2)

Bathroom

1.95m x 1.67m (6'5 x 5'6)



General

All floor coverings, light fittings, curtains, blinds, fridge, washing machine, integrated oven, hob, extractor and garden shed are included in the asking price.

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band B

EPC Rating

C

Post Code

IV2 5GF

Entry

By mutual agreement

Viewing

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

Reference

LB/EB/O'BR0010/0160

Price

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Directions

From Inverness City, take the A9 South and turn left for Culloden Road. At the traffic lights, turn right onto Culloden Road. Pass Simpsons Garden Centre on your right-hand side and at the next set of traffic lights, turn left onto Caulfield Road. Pass the Cradlehall Shopping Centre on your left-hand side and take the next right onto Caulfield Avenue. Turn 2nd left onto Caulfield Place and the property is further along on your 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.

