



26 Hedgefield House, Culduthel, INVERNESS, IV2 4FN

Offers Over £285,000

REF: 60735





This first-floor, two bedroom executive apartment, is located in the highly sought-after Hedgefield House development in the Culduthel area of the City, close to excellent facilities and within very easy reach of the City Centre. Set in private grounds, surrounded by landscaped gardens and protected woodland, the apartment benefits from gas-fired central heating, double glazing throughout, security entry system and lift access.

Decorated in neutral tones and in walk-in condition throughout, this well-presented property represents an ideal purchase for young professionals, someone looking to downsize or equally as a second home in the heart of the City. Only by viewing can you fully appreciate this immaculate apartment and highly desirable location.

The apartment is reached via a well-maintained communal hallway with lift access. The accommodation consists of: an entrance vestibule with large storage cupboard; inner hallway with security phone system; spacious lounge with French doors and Juliet balcony; a well-appointed, modern kitchen with a good selection of base and wall mounted units, complementary worktops and upstand, under unit and plinth lighting, integrated electric hob, oven, microwave, fridge freezer, slimline dishwasher, washing machine and has ample room for dining; master bedroom with a large double fitted wardrobe and single storage cupboard housing the boiler, along with en-suite facilities comprising a large walk-in electric shower and vanity unit with WC, wash hand basin and fitted storage; further double bedroom with double fitted wardrobe; family bathroom comprising a bath with mixer shower and vanity unit with WC, wash hand basin and fitted storage.

The property sits within very well-maintained garden grounds and is surrounded by natural woodland. There is ample parking for both residents and visitors.

The apartment is within easy walking distance of all the excellent facilities on offer in the City Centre including shops, restaurants, bars and cafes. Also close by is Eden Court Theatre, various Retail Parks, Golf Courses and the River Ness with its many charming island walks. Inverness City also offers excellent road, rail and air links to the South and beyond.

Entrance Hall	2.00m x 1.36m (6'6 x 4'6)	Master Bedroom	3.24m x 3.18m (10'8 x 10'5)
Hallway	5.26m x 1.07m (17'3 x 3'6)	En-Suite	2.62m x 2.03m (8'6 x 6'8)
Kitchen	3.72m x 2.36m (12'2 x 7'9)	Bedroom 2	3.18m x 2.67m (10'5 x 8'9)
Lounge	4.44m x 3.47m (14'6 x 11'5)	Bathroom	2.43m x 2.00m (8'0 x 6'6)



General

All floor coverings, light fittings, curtains and white goods are included in the asking price.

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band E

EPC Rating

B

Post Code

IV2 4FN

Entry

By mutual agreement.

Viewing

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

Reference

TS/EB/ARTH76/1

Price

Offers Over £285,000

Directions

From Inverness City, take Castle Street leading on to Culduthel Road. As you see the Mackenzie Centre on your left, turn left into Hedgefield House and follow the road round. The property is located in the last 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.

