



**Flat 5, 13 Culduthel Road, INVERNESS, IV2 4AG**

**Offers Over £350,000**

**REF: 61103**







## *description*

This spacious, first-floor, executive apartment is located in the highly desirable Culduthel area of the City, close to excellent facilities and within very easy reach of the City Centre. Set in private well-maintained grounds, the apartment benefits from gas-fired central heating, security entry system, a lift to all floors, two en-suite bedrooms and has been finished to a very high standard. Decorated in pleasing neutral tones and in walk-in condition throughout, this well-presented property represents an ideal purchase for young professionals or someone looking to downsize.

Viewing is highly recommended to fully appreciate this delightful property and enviable location.

The apartment is reached via an immaculate communal hallway with lift or stairway access. The accommodation consists of: a hallway with two large store cupboards and security entry phone; utility room with sink unit, washing machine and tumble dryer; a well-appointed kitchen with a good selection of base and wall mounted units, complementary tiling to splashback, gas hob, electric oven and grill, integrated microwave, dishwasher and fridge/freezer, futher integrated freezer along with ample space for informal dining. Glass doors open to the dining room with Juliette balcony allowing you to enjoy the views towards the courtyard; generous lounge again enjoying the same lovely outlook; master bedroom with fitted bed surround, walk in wardrobe/dressing area and en-suite facilities comprising a three-piece suite in white and walk in mains fed shower; three further bedrooms, all with fitted storage and one with en-suite shower facilities. One bedroom is currently utilised as an office; family shower room comprising a WC, wash hand basin and mains fed shower.

The property, which forms part of the original Thornhill House, sits within a very well-maintained garden and courtyard area. There is a communal sitting area where you can sit and enjoy the sunshine along with a drying green with private rotary clothes dryer. Each apartment comes with an allocated parking space with ample additional parking available for visitors.

The apartment is within easy walking distance of all the excellent facilities on offer in the Crown area of the City including a general store, delicatessen, bakers, opticians, Chemist and good selection of bars, restaurants, and cafés. Other nearby attractions within walking distance include Eden Court Theatre, Inverness Leisure Centre, Bught Park and the River Ness with its many charming island walks.

Inverness, the main business and commercial centre in the Highlands is again within walking distance and offers an extensive range of shopping, leisure and entertainment facilities along with excellent road, rail and air links.



<b>Kitchen</b>	<b>4.02m x 3.45m (13'2 x 11'3)</b>
<b>Utility</b>	<b>2.17m x 1.38m (7'0 x 4'6)</b>
<b>Lounge</b>	<b>5.75m x 5.01m (18'9 x 16'5)</b>
<b>Dining Room</b>	<b>3.89m x 2.91m (12'9 x 9'6)</b>
<b>Hall</b>	<b>9.11m x 1.82m (29'11 x 6'0)</b>
<b>Bedroom 1</b>	<b>5.99m x 3.95m (19'8 x 13'0)</b>



<b>En-suite</b>	<b>2.76m x 2.19m (9'0 x 7'2)</b>
<b>Bedroom 2</b>	<b>4.25m x 2.80m (13'11 x 9'2)</b>
<b>Bedroom 3</b>	<b>3.13m x 2.78m (10'3 x 9'0)</b>
<b>En-suite</b>	<b>2.24m x 2.00m (7'3 x 6'6)</b>
<b>Bedroom 4</b>	<b>3.81m x 3.01m (12'6 x 9'11)</b>
<b>Shower Room</b>	<b>2.25m x 2.10m (7'5 x 6'11)</b>











## General

All floor coverings, light fittings and blinds are included in the asking price. The washing machine, dryer and some items of furniture are available by separate negotiation.

## Services

Mains water, drainage, gas and electric. The factoring fee is approximately £100 per month and includes communal electric, cleaning and lift maintenance. Building insurance is not included.

## Council Tax

Council Tax Band F

## EPC Rating

B

## Post Code

IV2 4AG

## Entry

By mutual agreement

## Viewing

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

## Reference

PFM/JD/KAY-0355/2

## Price

Offers Over £350,000

## Directions

From Inverness City, take Castle Street onto Culduthel Road, pass through the traffic lights and the property is further along on your left-hand side, just before the Beaufort Hotel. The apartment is located within the block to the rear.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.





