



This attractive, bright one bedroom apartment is located in the highly popular Crown area of the City, within easy walking distance of excellent facilities and the City Centre. The first-floor apartment is set within a private retirement housing complex which is operated by First Port providing an ideal home for someone over the age of 60, looking for independent living with the benefit of 24hr on-site care assistance.



12 Argyle Court, INVERNESS, IV2 3DR

Offers Over £90,000



REF: 61151

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The apartment, which is in walk in condition throughout benefits from double glazing, electric radiators, emergency pull cord, security entry system and an on-site housing manager.

The accommodation consists of: a hallway carpeted stairway leading to the apartment; inner hall with two large store cupboards and entry phone system; a bright front facing lounge with ample room for dining; a very well appointed kitchen with a good selection of base and wall mounted units, complementary worktops and splashback, electric oven and hob, washing machine and integrated fridge; double bedroom with fitted mirrored wardrobes and shower room comprising a WC, wash hand basin and electric powered shower.

The complex is surrounded by well-maintained garden grounds, which are mainly laid to a combination of gravel and lawn with paved patio areas providing an ideal venue where one can sit and enjoy the sunshine. There is ample parking for both residents and visitors. Within the complex there is also a guest's room available for Argyle Court residents to book for visitors at a modest cost.

Argyle Court is close to a range of facilities in the Crown area, which include a general store, delicatessen, chemist and Post Office, along with a good selection of hotels, cafés and restaurants. A doctor's surgery, dentists and opticians are also nearby. A regular bus service to and from the City Centre is situated nearby. Inverness City Centre, the main business and commercial hub in the Highlands, is a few minutes' walk away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Hall

4.51m x 0.94m (14'9 x 3'0)

Kitchen

3.37m x 1.80m (11'0 x 5'11)

Lounge

4.40m x 3.25m (14'5 x 10'8)

Bedroom

4.40m x 2.61m (14'5 x 8'6)

Shower

2.12m x 2.00m (6'11 x 6'6)



General

All floor coverings, light fitting, curtains, blinds and washing machine are included in the asking price. Some other items of furnishings may be available by separate negotiation. The factoring fee is approximately £182 per month.

Services

Mains water, drainage and electric.

Council Tax

Council Tax Band C

EPC Rating

D

Post Code

IV2 3DR

Entry

By mutual agreement

Viewing

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

Reference

LB/BLAC0148/1

Price

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Directions

From Academy Street, take Millburn Road and turn right onto Crown Road. At the roundabout, take the 2nd exit onto Crown Circus and merge onto Midmills Road. Turn left onto Kingsmills Road and then left just before the Heathmount Hotel onto Southside Road. Turn right onto Argyle Street, then left into Argyle Court. The property is located on the left-hand block at the end of the street.

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

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

