

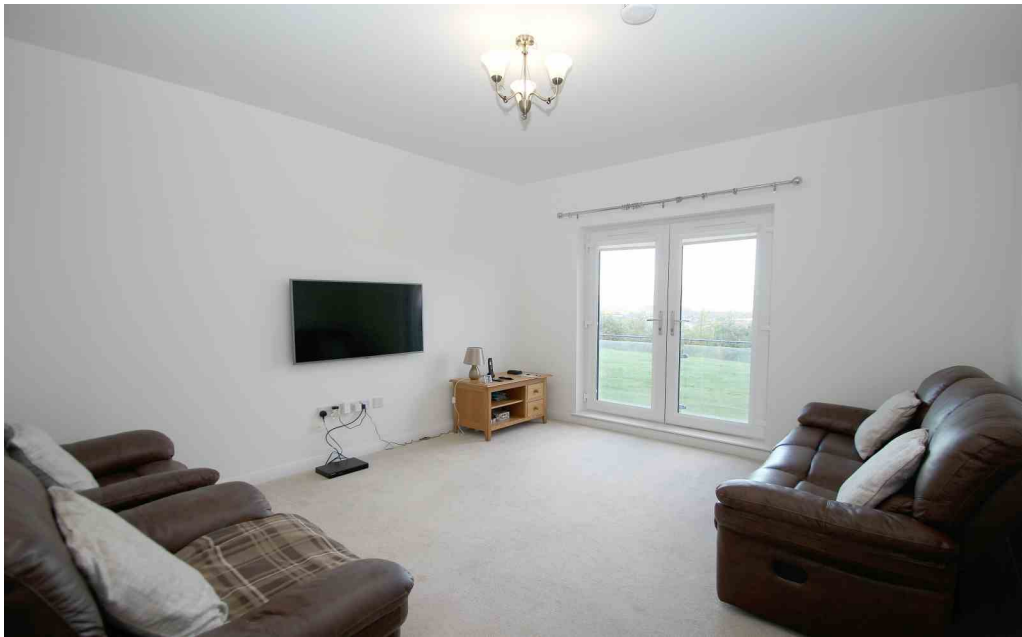


71 Atholl Place, INVERNESS, IV2 6EX

Offers Over £215,000

REF: 61217





This executive, bright, spacious, two-bedroom apartment enjoys an elevated position in the highly popular Milton of Leys area of the City, close to excellent facilities and within easy reach of the City Centre and the UHI campus. Located on the ground floor and in immaculate condition, the property benefits from an attractive layout, stunning views, gas fired central heating and a security entry system. The property was built by Tulloch Homes to their Eden design, completed in 2019 and benefits from the remainder of the 10 year NHBC guarantee. With ample storage and well-proportioned rooms, this property represents an ideal home for the first-time buyer, young professionals or is an ideal investment property as most of the furnishings can be made available. Viewing is highly recommended to fully appreciate this very well-presented property, enviable location with uninterrupted views across the City.

The accommodation which is reached via a communal well kept entrance hall consists of: an entrance hallway with entry phone system and two large storage cupboards, a bright lounge with juliette balcony taking full advantage of the stunning views on offer and wall mounted TV bracket; contemporary Ashley Ann kitchen with a good selection of base and wall mounted units, complementary worktops and splashback, induction hob, electric oven, integrated fridge/freezer, dishwasher, washer/dryer, floor level lighting and ample room for dining while again enjoying the stunning outlook; master bedroom with fitted mirrored wardrobes, wall mounted TV bracket and en-suite facilities comprising a WC, wash hand basin and large electric powered shower; further double bedroom with fitted mirrored wardrobes and family bathroom comprising a WC, wash hand basin and bath with mixer tap and shower head.

The entrance hallway to the property along with the surrounding area is very well maintained. There is ample off-street 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 Monarch Shopping Centre which include a general store, chemist and takeaways. The nearby Inshes Retail Park has a supermarket and a selection of retail outlets. Education is provided at Milton of Leys Primary School which is within walking distance, while secondary pupils attend Millburn Academy, to which bus transport is provided. A regular bus service to and from Inverness City and Inshes Retail Park 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/Diner **4.33m x 3.02m (14'2 x 9'11)**

Lounge **4.38m x 3.82m (14'3 x 12'6)**

Bedroom 1 **3.41m x 3.17m (11'2 x 10'5)**

En-suite **2.33m x 1.29m (7'8 x 4'3)**

Bedroom 2 **3.39m x 3.14m (11'0 x 10'3)**

Bathroom **3.06m x 2.07m (10'0 x 6'9)**



General

All floor coverings, light fittings, blinds, dining set and furniture in the main bedroom are included in the asking price. The factoring fee is £431 half yearly and includes the building insurance.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band D

EPC Rating

B

Post Code

IV2 6EX

Entry

By mutual agreement.

Viewing

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

Reference

LB/JD/CURT008/2

Price

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Directions

From Inverness, take Millburn Road onto Old Perth Road, at the roundabout take the 4th exit onto Sir Walter Scott Drive. At the mini roundabout, turn left and continue straight up the hill following Inshes Road up to Milton of Leys. Continue through the roundabout and then take the first left into Atholl Place, keep right and the property is located in the block, 2nd from the left.

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

