

**11 Lodge Park
Inverness
IV2 4YR**



Located in the desirable Drummond district of Inverness, this two bedroom first floor apartment boasts its own independent access, communal gardens and residents parking. Its benefits from double glazing, electric heating and would suit a wide range of purchasers including young professionals or those who are looking for a property letting potential.

OFFERS OVER £120,000

HSPC Reference: 58274

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com

PROPERTY

This apartment has its own independent access and is located on the first floor. The accommodation within consists of an entrance vestibule, a landing, a lounge, two bedrooms (both with fitted storage facilities), a bathroom room and a kitchen. It is fully double glazed, has electric heating, communal garden grounds and residents parking.

LOCATION

Lodge Park is within walking distance of a convenience store and is approximately 1 ½ miles from the city centre amenities. Both Tesco and Asda supermarkets are in close proximity as are a number of major employers including Orion Engineering Services, Raigmore Hospital, Lifescan Scotland and Police Scotland. Primary and Secondary schools are also located nearby.

GENERAL DESCRIPTION

The double glazed front door opens onto the entrance vestibule.

ENTRANCE VESTIBULE

The entrance vestibule is carpeted and has an electric panel heater. From here, carpeted stairs rise to the first floor landing.

LANDING

The landing is carpeted and has doors to the lounge, the bathroom, both bedrooms and an airing cupboard.

LOUNGE

Approx 4.08m x 3.34m

The carpeted lounge has a window to the front elevation, a storage panel heater and a door to the kitchen.

KITCHEN

Approx 2.75m x 2.54m

The kitchen has vinyl flooring, a window to the rear elevation and comprises wall and base mounted units with worktops, splash-back tiling, a stainless-steel sink with drainer and has space for an under counter appliance. Included in the sale price is an electric cooker and washing machine.

BEDROOM ONE

Approx 3.27m x 2.64m

Boasting a double fitted wardrobe with mirrored sliding doors, the master bedroom has a window to the rear elevation, an electric panel heater and is carpeted.

BEDROOM TWO

Approx 2.78m x 2.68m

Bedroom two has an electric panel heater, a window to the rear elevation and a double fitted wardrobe with sliding doors.

BATHROOM

Approx 1.69m x 1.68m

Comprising a WC, a pedestal sink and bath with electric shower over, this bathroom has a heated towel rail, a window to the rear elevation, vinyl flooring and complimentary tiling.

SERVICES

Mains water, electricity and drainage.

HEATING

Electric heating.

GLAZING

Double-glazed windows throughout.

EXTRAS

All fitted carpets and floor coverings.

VIEWING

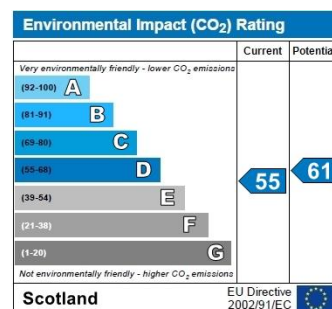
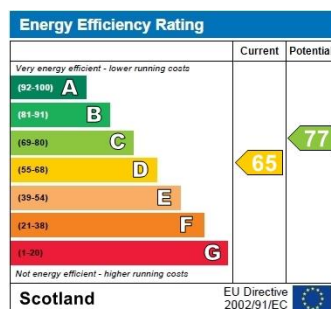
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.