

Illustration For Identification Purposes Only. Not To Scale (ID:711369 / Ref:75943)

Services

Mains electricity, gas, water and drainage.

Extras

All fitted carpets and fitted floor coverings. Curtain poles, blinds, washing machine and fridge freezer.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

Maintenance

There is a factoring charge of £400 paid per annum. This includes ground maintenance and buildings insurance.

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

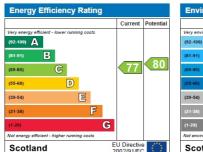
By mutual agreement.

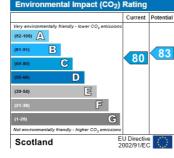
Home Report

Home Report Valuation - £138,000

A full Home Report is available via Munro & Noble

- property@munronoble.com.





DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

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.





12A Castlehill Court Inverness IV2 5GS

A spacious two bedroom ground floor apartment located in the sought after area of Cradlehall, Inverness.



OFFERS OVER £136,000

HSPC Reference: 58405

The Property Shop, 47 Church Street,

property@munronoble.com

01463 22 55 33

A 01463 22 51 65

Property Overview













Property Description

This immaculate two bed ground floor apartment boasts it own independent access, has residents parking and would suit a wide range of purchasers including professionals or those who are looking for a property with great letting potential. The property consists of an entrance hall, a modern kitchen, a generous sized lounge which provides space for informal dining, two bedrooms, both of which have fitted double mirrored wardrobes and a contemporary bathroom. The kitchen comprises wall and base mounted units with worktops, splash-back tiling, a 1½ stainless steel sink with mixer tap and drainer, under counter lighting, an integral gas hob with hood over and oven and a cupboard which houses the boiler. Located here is a fridge freezer and washer/dryer which are included in the sale price. The bathroom is fitted with a three piece suite comprising a WC, a wash hand basin within a vanity unit, a bath with power shower over and is completed with complimentary wet-walling. Benefiting from gas central heating, double glazing and ample storage provisions having a cupboard in the entrance hall and lounge, viewing of this apartment is highly recommended to fully appreciate the well-proportioned accommodation within. I2A Castlehill Court is located in the desirable Cradlehall district of Inverness. Local amenities include a Co-op, a bakers, a dental surgery, a children's nursery, a hairdressers, a primary school and a bus service to Inshes Retail Park. A more comprehensive range of amenities can be found in Inverness City Centre including bus and train stations, cafés, bars, restaurants, Eastgate Shopping Centre, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7 miles east of Cradlehall.







Rooms & Dimensions
Entrance Hall
Kitchen
Approx 2.89m x 2.19m
Lounge
Approx 3.48m x 5.19m
Bedroom One
Approx 3.10m x 3.68m
Bedroom Two
Approx 3.40m x 3.45m

Bathroom

Approx 1.99m x 2.00m





