



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

C

#### Maintenance

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

#### Viewing

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

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £138,000

A full Home Report is available via Munro & Noble  
- [property@munronoble.com](mailto:property@munronoble.com).

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92-100) <b>A</b>                           |                         |           | (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |   |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           | Scotland  | EU Directive 2002/91/EC |           |

77 80

80 83



#### 12A Castlehill Court

#### Inverness

#### IV2 5GS

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

**hspc OFFERS OVER £136,000**  
HSPC Reference: 58405

📍 The Property Shop, 47 Church Street,  
Inverness

✉ [property@munronoble.com](mailto:property@munronoble.com)

☎ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Flat



2 Bedrooms



1 Reception



1 Bathroom



Gas LPG





**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. 12A 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

Lounge

Bedroom One

Bedroom Two

Bathroom

Approx 2.89m x 2.19m

Approx 3.48m x 5.19m

Approx 3.10m x 3.68m

Approx 3.40m x 3.45m

Approx 1.99m x 2.00m

