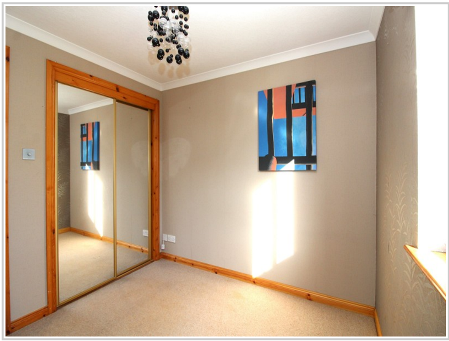
79 Alltan Place,
Culloden,
Inverness.
IV2 7TA

100,000



- NEW FIXED PRICE!
- Ideal for first time buyers or investors

Ref: PRA14483

Viewing Instructions: To arrange a viewing please contact Louise on 07796 6735944 or 01463 233218.

General Description

Fantastic opportunity to purchase a spacious one-bedroom ground floor flat within the popular residential area of Culloden. This property is complaint with currently letting legislation making this an ideal purchase for first time buyers or for those looking to add to their rental portfolio. To the front of the property is the bright lounge, which has ample space for a small dining table and chairs. The fitted kitchen has an integrated electric hob, oven and extractor with space for a fridge/freezer and washing machine, which are also I included in the sale. The bright double bedroom benefits from double mirrored wardrobes and the modern shower room with mains shower. Completing completes the accommodation. is the modern shower room with mains shower. There is double glazing and electric storage heating throughout. There is a secure entry system, allocated parking and communal gardens to the rear.

Location: The property is located in the popular Culloden area which is an established residential area, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities at nearby Culloden Shopping Centre including a doctor's surgery, chemist, general store, butcher and hairdressers. There are further shops at Smithton offering a convenience store and barbers. There is primary schooling nearby at Duncan Forbes primary school and secondary education provided at Culloden Academy. Culloden Academy, also has a community leisure centre and swimming pool on site. There are good bus links to the city centre which provides a full range of shops and leisure facilities. There is easy access to the new University campus, the A96 and A9 and the property is within commuting distance to Inverness or Nairn.

Services: Mains electricity, water and drainage.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated electric hob, oven and extractor. Fridge/freezer and washing machine are included in the sale.

Maintenance Charges: The factoring is approximately £48 per month.

Council Tax: Band B

Tenure: Freehold

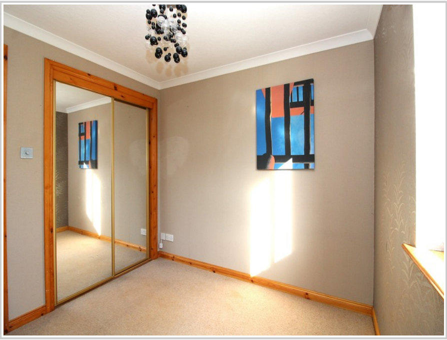
Entry: immediate entry is available.

Viewing: To arrange a viewing please contact Louise on 07796 6735944 or 01463 233218.

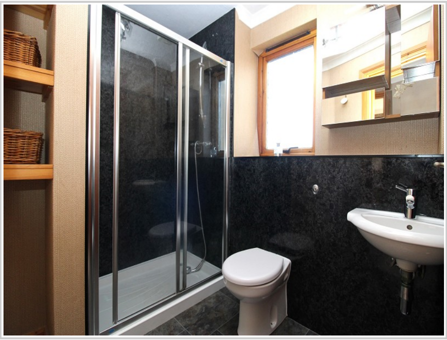
Accommodation

Lounge (13' 1" x 11' 7") or (3.98m x 3.52m)

Kitchen (9' 1" x 6' 4") or (2.78m x 1.92m)



Bedroom (8' 8" x 8' 10") or (2.63m x 2.70m)



Shower Room (6' 4" x 7' 10") or (1.94m x 2.39m)

Services

Mains electricity, mains water, mains drainage

EPC Rating:69

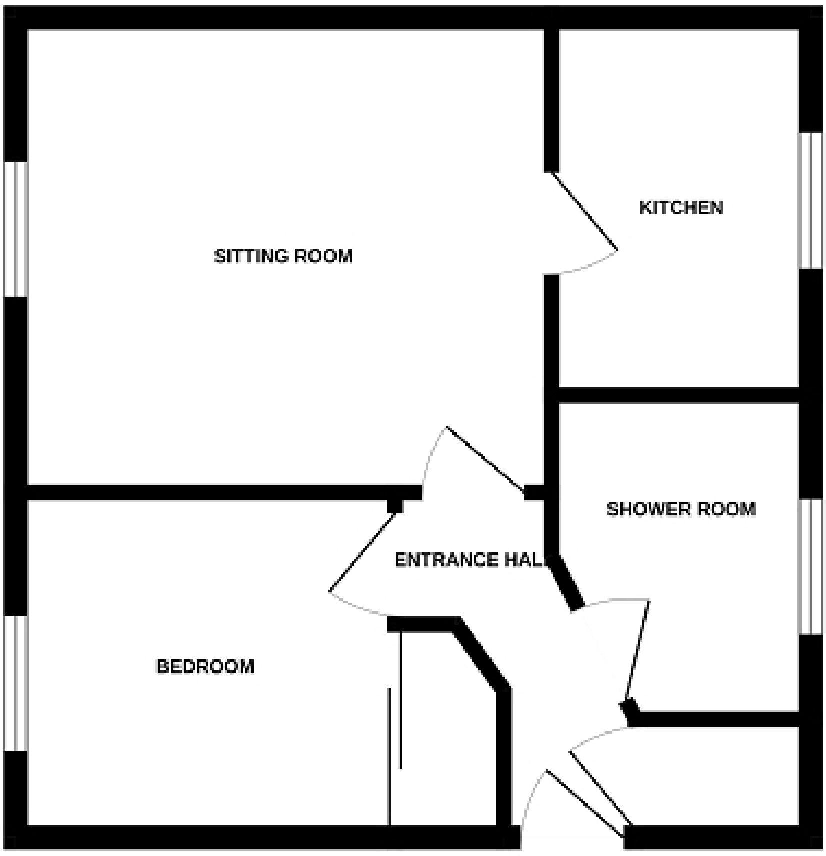
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B

GROUND FLOOR



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.