

13 Drummossie Road

Stratton, Inverness, IV2 7AN

Fixed Price £175,000



- Modern 2 bedroom first floor flat
- Walk-in condition with views of Moray Firth
- Lounge/kitchen/diner, 2 double bedrooms, ensuite, bathroom
- Fantastic first time buy or investment
- Secure entrance and allocated parking
- EPC Band B

Fantastic opportunity to purchase an immaculate two-bedroom first floor flat in the desirable Culloden West development. Built by Barratt Homes in 2020 this property is in walk in condition, with neutral decor, spacious rooms and views over the Moray Firth. There is a good sized open-plan lounge/kitchen/diner with picture windows overlooking the front with views over the Moray Firth and beyond. The modern fitted kitchen has an integrated gas hob, electric oven, extractor and fridge/freezer. There is a useful utility cupboard in the hallway providing space and plumbing for a washing machine and tumble dryer. There are two double bedrooms, the main bedroom benefiting from fitted wardrobes and an ensuite shower room. Completing the accommodation is a modern bathroom. There is double glazing and gas central heating throughout. The property benefits from a security entrance with camera system. There is an allocated parking space and additional overflow car park for both residents and visitors and a communal bike shed. This property would be ideal for first time buyers or perfect as an investment.

Rooms

Lounge	(11' 8" x 13' 3") or (3.56m x 4.04m)
Kitchen / Diner	(11' 5" x 11' 8") or (3.49m x 3.55m)
Bedroom 1	(11' 3" x 13' 3") or (3.42m x 4.04m)
Bedroom 1 En Suite	(4' 11" x 6' 11") or (1.50m x 2.10m)
Bedroom 2	(9' 5" x 10' 11") or (2.86m x 3.32m)
Bathroom	(8' 0" x 6' 4") or (2.44m x 1.92m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances including the gas hob, electric oven, extractor and fridge/freezer.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council tax

Band C

Maintenance Charges

There is a factoring charge for the maintenance of the communal areas within the development, which is approximately £40 per calendar month.

Viewing

To arrange a viewing of this property please contact Louise on 07796 673594 or 01463 233218.

