

# Flat 36 Hedgefield House

Culduthel Road, Inverness, IV2 4EE

Offers Over £320,000





## Overview

- Immaculate 2 bedroom executive 1st floor apartment
- Exclusive, well maintained development in secluded private grounds
- Perfect for professionals or as an investment
- Lounge, kitchen/diner, 2 bedrooms, ensuite & bathroom
- Ample parking, communal maintained grounds and gardens
- EPC Band B



## Description

Fantastic opportunity to purchase a first floor executive apartment in the sought after Hedgefield House development on Culduthel Road. Set back off the road within private grounds, the property is accessed from a tree lined drive and bordered by well maintained lawns, landscaped gardens and protected woodland. The apartment is accessed via a secure door entry system, with both stairs and a lift to the first floor. This beautifully presented property is in walk in condition and has neutral decor throughout. There is a bright lounge which has French doors and a Juliette balcony over looking the well-maintained gardens. The kitchen/diner comes with integrated appliances including an electric hob, eye level oven and microwave, extractor, fridge/freezer, dishwasher and washing machine with space provided for a table and chairs. Both double bedrooms are well proportioned with the principal bedroom benefitting from double fitted wardrobes and a spacious ensuite shower room. A modern family bathroom with shower over the bath completes the accommodation. There is gas central heating and double glazing throughout. The property has good storage throughout with the addition of a shared cupboard in the communal stairwell which would be a suitable bike store. To the rear of the apartments is ample private parking. The apartments are set within peaceful communal grounds within easy reach of local amenities and transport links. Viewing is essential to appreciate the potential of this impressive apartment set in a highly desirable leafy residential area.



## Room Dimensions

Lounge/Kitchen/Dining Room (12' 6" x 13' 4") or (3.81m x 4.06m)

Principal Bedroom (12' 6" x 10' 11") or (3.81m x 3.32m)

Principal Bedroom En Suite (7' 7" x 4' 5") or (2.31m x 1.34m)

Bedroom 2 (15' 5" x 9' 2") or (4.69m x 2.79m)

Bathroom (9' 1" x 7' 2") or (2.77m x 2.19m)





#### Floor area

77m<sup>2</sup>

#### Services

Mains gas, electricity, water and drainage. Lift, Telephone and Broadband.

#### Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtain poles, curtains and window blinds. Integrated appliances including an electric hob, oven, microwave, extractor, fridge/freezer, dishwasher, washing machine and fixed bedroom furniture.

#### Maintenance Charges

Approximately £190 per month. This includes building insurance, cleaning of communal areas, lift maintenance and landscaping of the generous communal gardens.

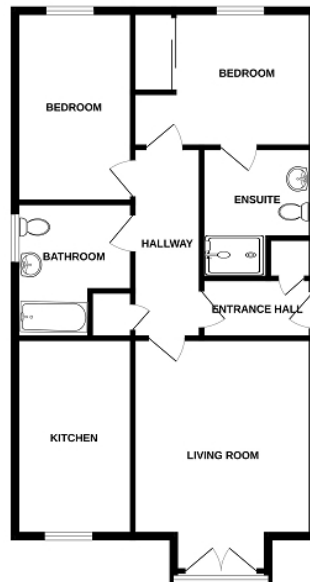
#### Council Tax

Band E

#### Entry

By mutual agreement.

GROUND FLOOR



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