

4 Druid Temple Courtyard, Inverness, IV2 6UZ

Offers Over £180,000



- Spacious 2 bedroom ground floor apartment
- Ideal first time buy or investment property
- Quiet courtyard in semi-rural location
- Large Lounge, kitchen, two double bedrooms, ensuite & bathroom
- Allocated parking with additional visitor parking
- EPC Band C

Fantastic opportunity to purchase a spacious two bedroom ground floor apartment in a semi-rural location yet close to local amenities. This property offers well-appointed accommodation with its own garden to the rear making it an ideal first time buy or investment opportunity. The bright and airy lounge which has ample room for a dining table and 4 chairs is situated to the rear of the property with patio doors opening onto the private decked garden. The modern kitchen has an integrated induction hob, oven and extractor with space for a fridge/freezer and washing machine, which are also included in the sale. There are two good sized double bedrooms, the principal bedroom benefits from a spacious ensuite shower room. Completing the accommodation is the family bathroom. There is fantastic storage, including 3 large hall cupboards in addition to the fitted wardrobes in both bedrooms. There is double glazing throughout and gas central heating. The enclosed rear garden is decked for low maintenance. There is an allocated parking space with additional visitor parking. Overall, this lovely property would be ideal for those looking for a first home, retirement flat or great investment on the southern outskirts of Inverness.

Rooms

| | |
|----------------------------|---------------------------------------|
| Lounge | (13' 9" x 13' 10") or (4.19m x 4.22m) |
| Kitchen | (10' 0" x 8' 1") or (3.05m x 2.46m) |
| Principal Bedroom 1 | (9' 3" x 11' 8") or (2.81m x 3.55m) |
| Principal Ensuite | (11'8" x 5'4") or (3.55m x 1.63m) |
| Bedroom 2 | (9' 4" x 11' 3") or (2.84m x 3.43m) |
| Bathroom | (5' 3" x 9' 0") or (1.59m x 2.75m) |

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All window blinds, curtain poles and curtains. Integrated appliances including induction hob, oven and extractor. Fridge/freezer and washing machine.

Services

Mains gas, electricity, water. Full fibre broadband.

Floor Area

79m2

Tenure

Freehold

Maintenance Charges

There is a fee of £20 per month payable to the Residents association.

Council tax

Band D

Entry

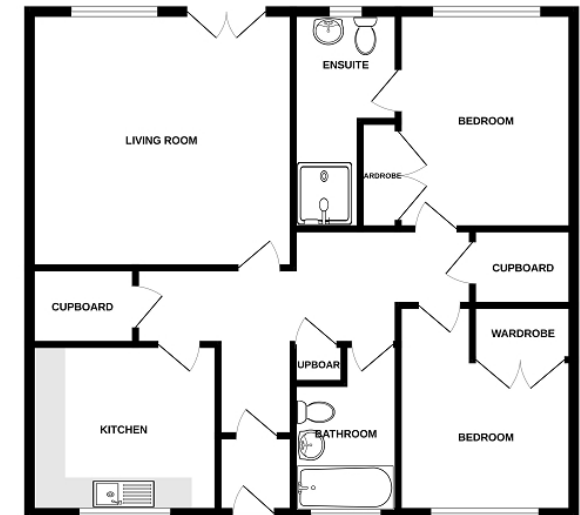
By mutual agreement.

Viewing

To arrange a viewing please contact Katherine on 07808 292045 or 01463 233218.



GROUND FLOOR



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk www.tailormademoves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.