

NEW FIXED PRICE



6 ALLTAN PARK, CULLODEN, INVERNESS IV2 7TG

Well Proportioned 2 Bedroom 2nd Floor Flat

- Security Entrance System
- Entrance Vestibule
- Hall
- Lounge
- Kitchen/Diner
- 2 Double bedrooms
- Bathroom
- "Total Control" Electric Heating
- Double Glazing
- Allocated Parking
- Communal Gardens
- EPC Band - C



Fixed Price £94,995

DESCRIPTION

This nicely proportioned flat is set on the second floor of a modern building and offers bright and well maintained accommodation. The kitchen is fitted with modern units and comes complete with washing machine, oven and hob. There is a wall mounted fold-down table for informal dining and the bathroom appreciates a white suite with shower fitted above the bath. Both bedrooms are doubles with fitted wardrobes. Benefiting from security entrance system, "Total Control" electric heating and double glazing, this property is ideal for the first time buyer and has excellent letting potential. Viewing is recommended.

LOCATION

Pleasant residential location in the Culloden area of Inverness, approximately 4 miles from the city centre. Local amenities are available at the Culloden Shopping centre including doctors surgery, chemist, general store, butchers, food takeaway and hairdressers. Bar/Diner, Culloden police station and a church are also close at hand. Culloden Academy with its swimming pool and other facilities is within easy reach. Primary school children attend nearby Duncan Forbes School and older children attend Culloden Academy. There is a regular bus service to the city centre.

DIRECTIONS

From Inverness, take the A96 road travelling towards Nairn. Pass by the Tesco store on the right and at the next roundabout take the second exit onto the Smithton/Culloden road. Follow this road going straight on at the first set of traffic lights & turn left, at the next set of lights. Pass the shops to the right and take the second exit at the small roundabout. Follow the road to the left and Alltan Park is clearly sign posted to the left. Number 6 is top floor right as you look at the front of the building.



ACCOMMODATION

The property is set within a building with security entry system to the front. Buzz number 6 upon arrival and the property is on the second floor to the left.

ENTRANCE VESTIBULE 1.47m x 1.13m (4'10" x 3'8")

Door from the communal hallway opens to the vestibule. Further door to the hall.

HALL 4.00m x 1.14m (13'1" x 3'9")

Doors leading to all accommodation. Deep storage cupboard housing the Megaflo hot water tank. Hatch to loft space. Wall mounted entry-phone handset.

LOUNGE 4.24m x 3.00m (13'11" x 9'10")

Set with window to the rear, this is a nicely proportioned room. Telephone and television aerial points and cabled for satellite.

KITCHEN/DINER 3.10m x 1.98m widens to 3.01m (10'2" x 6'6" - 9'11")

Fitted with modern base and wall units incorporating electric oven, hob and extractor hood. Servis washing machine included in the sale. Space for a fridge freezer. Wall mounted fold-down table.

BATHROOM

2.17m x 1.55m
(7'1" x 5'1")

Fitted with a white suite comprising bath with shower, curtain and rail above, w.c. and wash hand basin. Opaque window to the side.



BEDROOM 1

3.17m x 3.01m
(10'5" x 9'11")

long/wide

Double room with window to the front appreciating a restricted view to the Moray Firth and Black Isle. Double fitted wardrobe with hanging rail and shelf.



BEDROOM 2 3.16m x 2.95m (10'4" x 9'8") at widest

Another double room with window to the front appreciating a restricted view to the Moray Firth and Black Isle. Double fitted wardrobe with hanging rail and shelf.





GARDEN & PARKING

The property comes complete with allocated parking and there are communal garden grounds to the front.

HEATING

The property benefits from "Total Control" electric heating.

EXTRAS

All carpets, curtains and blinds, the oven, hob and extractor hood, washing machine and light fittings are included in the asking price. The contents may be available should they be required.

COUNCIL TAX

The current Council Tax band on this property is band C. You should be aware that this may be subject to change upon the sale of the property.

FACTORING

We understand a monthly factoring charge of £20 is payable.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

ENTRY

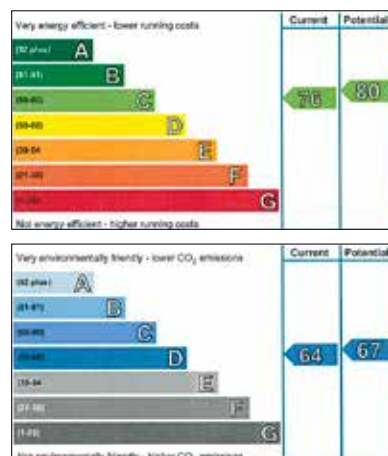
By mutual agreement. Early entry is available.

VIEWING

Contact Anderson Shaw & Gilbert Property Department on 01463 253911 or alternatively the Seller direct on 01456 486757 to arrange an appointment to view.

REF: FK.LFB

E-MAIL: lburns@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

