

18 Alltan Court, Culloden, Inverness, IV2 7FX
Fixed Price: £110,000 Home Report £115,000

 **Cowan Douglas Law** LLP
the family lawyers



Features

- Secure Entry intercom
- Lounge
- Kitchen
- 2 x Double Bedrooms
- Family Bathroom
- External Storage facility
- Full Double Glazing
- Electric Heating
- Residents Parking



1x Lounge



2x Bedrooms



1x Bathrooms



EPC rating C

HSPC Ref: 51133

Cowan Douglas Law:
The Smart Property People

Description

18 Alltan Court, Culloden, Inverness is an attractive 2 bedroom first floor flat in immaculate condition, close to excellent local facilities and within easy reach of Inverness City centre. The sunny, end terrace apartment offers an excellent opportunity for a buy-to-let investment, and also is an ideal first time buyer purchase. The property has a history of being seamlessly let over a number of years.

The property benefits from double glazing, two good sized double bedrooms, and an outlook on to communal green space area from the living room and main bedroom. Additionally the property has access to shared storage facilities situated directly next to the block of 6 flats, as well as residents parking and a secure entrance intercom.

Entrance to hall provides access to all rooms in the property. The well sized lounge area is a bright room with laminate flooring, and attractive views to communal garden areas. A modern kitchen with full appliances and matching laminate flooring, two neutrally carpeted double sized bedrooms with built in cupboards, and a bright family bathroom comprising WC, wash hand basin, bath/shower and heated towel rail complete the apartment. There is ample storage within the property - two well sized hall cupboards in addition to two double fitted wardrobes- and picturesque communal green areas alongside residents parking facilities available directly outside.

Location:

The property is located in the popular Culloden area, approximately 4 miles from the centre of Inverness. The area is served by a full range of amenities at the nearby Culloden Shopping Centre including doctor's surgery, general store, butchers, hairdressers and chemist. Close by there are further shops at Cradlehall, offering a convenience store, beauty salon and bakery.

There are both primary school and secondary school education within 10 mins walking distance of the apartment. Excellent bus services into Inverness City centre are established, with the City offering extensive shopping, leisure and entertainment facilities along with travel links by road and rail. Inverness Airport is approximately 10 miles away and offers daily flights to national and international destinations.

The University of the Highlands and Islands (UHI) campus and Raigmore Hospital are approximately 5 mins travel from the apartment.

ROOM SIZES

Entrance Hall	3.32m x 1.25m
Lounge	4.62m x 3.99m
Kitchen	2.63m x 2.49m
Bedroom 1	3.33m x 2.78m
Bedroom 2	2.84m x 2.78m
Bathroom	1.89m x 1.61m







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Approximate Gross Internal Area = 54.37 sq m / 585 sq ft

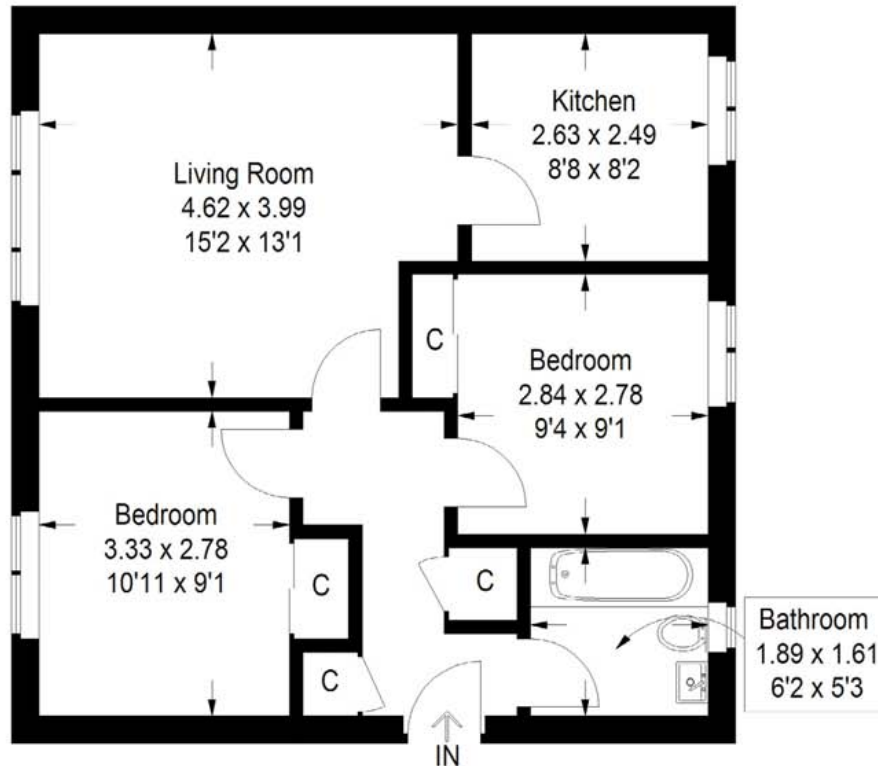


Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2015 (ID177556)

EXTRAS

All fitted floor coverings, most fixtures and fittings. Integrated oven and hob, and washer/dryer included in sale. Curtains and blinds on negotiation with owner.

HEATING

Electric storage heating

GLAZING

All windows are fully double-glazed.

SERVICES

Mains Electric

Mains Water

Drainage

HOME REPORT

A Home Report has been prepared for this property. Please call Cowan Douglas Law 01463 243 120

COUNCIL TAX

Band C

VIEWING

Strictly by appointment, please contact selling solicitors Cowan Douglas Law on 01463 243 120.



These particulars are provided for information only and while believed to be correct are not warranted. All measurements are taken with a sonic tape measure and are for guidance only. Purchasers should note that the Selling Agents have NOT tested any of the electrical appliances included in the sale of this property.



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