



Innes & Mackay

## 19 ALLTAN COURT, CULLODEN, INVERNESS IV2 7FX

- TWO BEDROOMS
- TOP FLOOR FLAT
- OWN ENTRANCE
- TELEPHONE ENTRY SYSTEM
- IDEAL BUY TO LET PROPERTY
- CLOSE TO ALL LOCAL AMENITIES

Offers Over  
**£115,000**



## DESCRIPTION

This two-bedroom top floor apartment, is located in the highly popular village of Culloden, close to excellent facilities and within easy reach of the Highlands and Islands University campus, Inverness airport and the City Centre. The property benefits from double glazing, electric heating, security entryphone system and enjoys an open aspect from the rear. With ample storage and well proportioned rooms, this property represents an ideal purchase for a first-time buyer or young couple but equally has excellent letting potential given its convenient location.

## LOCATION

The apartment which is one of six within the block, has ample parking for both residents and visitors available to the front. The property is within walking distance of an excellent range of facilities including a general store, Post Office, chemist, butchers, hair salon and takeaway. Culloden also boasts a medical centre, library and Community Centre with swimming pool. Education is provided at Duncan Forbes Primary School or Culloden Academy both of which are within easy walking distance. A regular bus service to and from Inverness City and Inverness Business and Retail Park is also routed close by. Inverness, the main business and commercial centre in the Highlands is a very short commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

## ENTRANCE

The main front door opens into the carpeted hallway and has stairs leading to the first and second floors. Number 19 is located on the second floor on the right hand side.

## HALLWAY

The hallway which is laid to laminate, provides access to the living room, two bedrooms and bathroom. There is good storage provided by two built in single cupboards, one of which houses the water tank. A hatch opens into the partially floored loft space.

## LIVING ROOM

**4.62m x 3.99m (15'1" x 13'1")**

The living room is a generous sized room with a window to the rear which allows a flood of natural light. This room is laid with laminate, has space to the rear for a small dining table and a door leading through to the kitchen.

## KITCHEN

**2.46m x 3.99m (8'0" x 13'1")**

The kitchen is fitted with a range of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the front is the one and a half bowl sink with drainer to the side and below is the washing machine. There is an electric hob with oven under and pull out extractor hood above together with the free standing fridge freezer. Tiling between the units and laminate flooring complete this room.



## **BEDROOM 1**

**3.29m x 2.77m (10'9" x 9'1")**

Bedroom one is a double room located to the front elevation and benefits from built in double wardrobes located behind sliding doors. Laminate flooring.

## **BEDROOM 2**

**2.85m x 2.85m (9'4" x 9'4")**

The second bedroom is also a double room located to the rear and benefits from built in double wardrobes located behind sliding doors. Laminate flooring.

## **BATHROOM**

**1.88m x 1.69m (6'2" x 5'6")**

The bathroom is furnished with a three piece suite comprising a WC, wash hand basin and bath with mains shower over and folding screen to the side. This room which is tiled from floor to ceiling, has a frosted window to the front, shaver point and light. and extractor fan. Laminate flooring.

## **HEATING**

Electric storage heating and electric wall mounted heaters.

## **GLAZING**

Fully double glazed.

## **PARKING**

Shared parking to the front.

## **COUNCIL TAX**

Band C.

## **EPC**

Band D68

## **FACTORING**

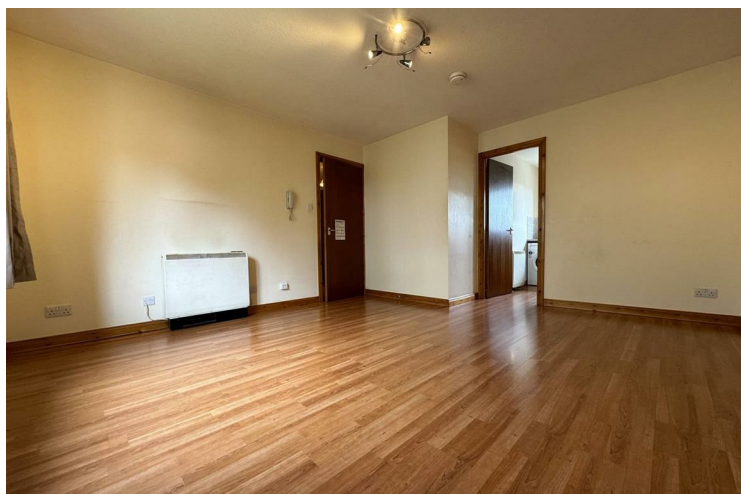
A factoring fee of approximately £900 per annum covers upkeep of the communal garden grounds, general upkeep of the stairwell and buildings insurance.

## **SERVICES**

Mains water, drainage, electricity, telephone and TV points. Telephone entry system.

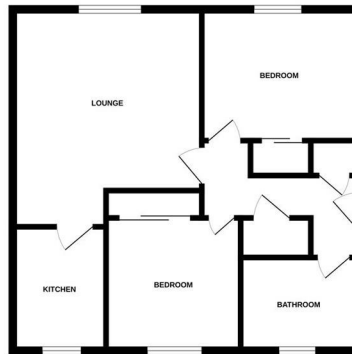
## **VIEWING ARRANGEMENTS**

Viewing is through Innes and Mackay Property department (01463) 251200.





GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, it is not a guarantee of accuracy. The floor plan is for guidance purposes only and should not be relied upon. Potential buyers/tenants are advised to recheck the measurements.

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Kintail House  
 Beechwood Business Park  
 Inverness  
 IV2 3BW

01463 251 200  
 property@innesmackay.com  
 www.innesmackay.com



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