

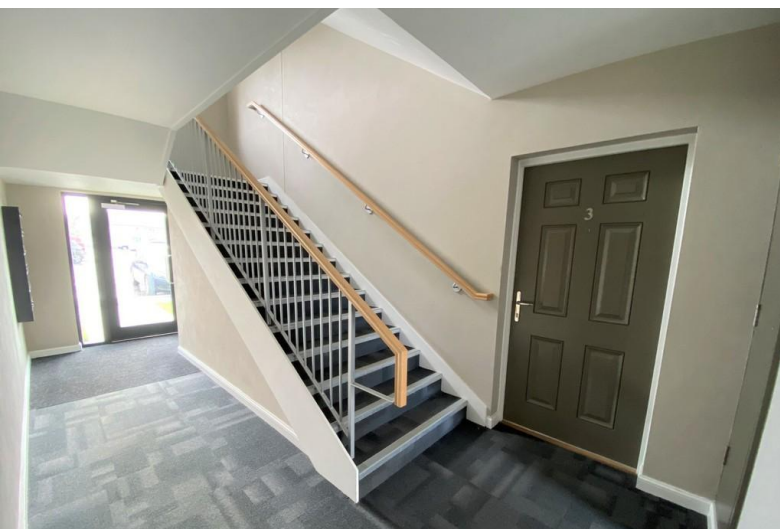


Innes & Mackay

3 DRUMMOSSIE ROAD, STRATTON,
INVERNESS, IV2 7AN

- MODERN TWO BEDROOM GROUND FLOOR FLAT
- BRIGHT OPEN PLAN LOUNGE/KITCHEN
- IMMACULATE CONDITION
- SECURE ENTRANCE
- AMPLE PARKING
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR

**OFFERS OVER
£160,000**





Property Description

This modern two bedroom ground floor flat is located in the desirable Culloden West development in Inverness. Built by Barratt Homes in 2019 this property is in walk in condition and boasts well-proportioned accommodation throughout. This property would be ideal for a first-time buyer or buy to let investor. Early viewing is recommended.

LOCATION

Culloden West is a new, up and coming residential area on the east side of Inverness with excellent local amenities and services. Its close proximity to the A96 road allows easy access to and from Inverness City Centre, Inverness Retail Park and Inverness Airport. There are excellent local amenities at Inverness Retail Park, including Tesco, restaurants, home stores, cinema and health clubs. There is a regular bus service to and from the City Centre as well as further afield such as Inverness Airport. Smithton and Culloden also provide excellent amenities such as restaurants, convenient stores, pharmacies, hairdressers and beauty salons all adding to the appeal and convenience of the area.



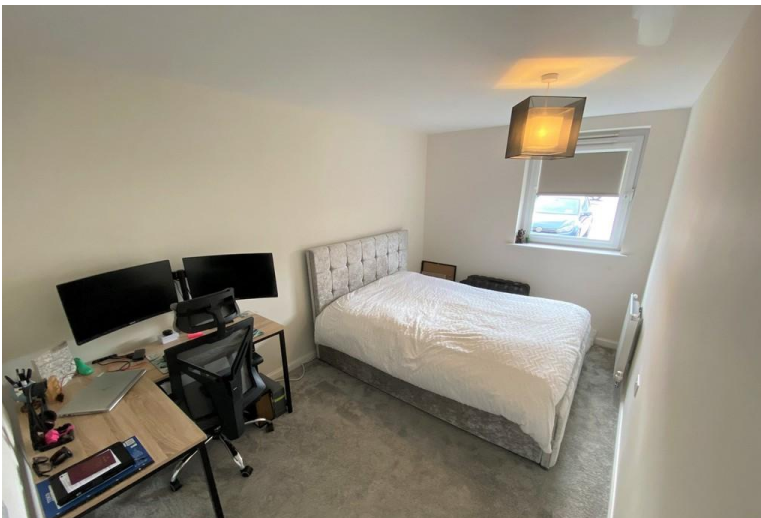


ENTRANCE HALL

The hallway is laid with laminate and provides access to the lounge, two bedrooms, bathroom and deep integral storage cupboard.

OPEN PLAN LOUNGE/KITCHEN

20' 7" x 14' 5" (6.29m x 4.40m) The open plan lounge/kitchen is also laid with laminate and enjoys a good degree of natural light courtesy of windows to the front elevation. The modern kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, integral Electrolux oven, gas hob, extractor hood, integral dishwasher and fridge freezer.



BEDROOM 1

13' 1" x 10' 5" (4.01m x 3.18m) This good sized double bedroom is laid with carpet and benefits from a double integral wardrobe fitted with mirrored sliding doors. There is a window to the rear elevation.

BEDROOM 2

13' 2" x 8' 2" (4.02m x 2.51m) The second bedroom is another well-proportioned double located to the rear elevation. It is laid with carpet and also benefits from a double integral wardrobe with mirrored sliding doors.



BATHROOM

6' 11" x 6' 7" (2.13m x 2.01m) The bathroom is furnished with a WC, wash hand basin, bath with mains fed shower and wall mounted vanity unit. Vinyl flooring completes this room.

FACTORING

There is a factoring fee of approximately £30 per month to cover the upkeep and maintenance of the communal areas. This fee also includes buildings insurance.

HEATING - Gas central heating

GLAZING - Double glazing

PARKING - Allocated and visitors parking

SERVICES - Mains water, gas, drainage, electricity, television and telephone points.

COUNCIL TAX BAND - C

EPC BAND - C

EXTRAS INCLUDED - All fitted floor coverings, light fittings, blinds, integrated fridge freezer and dish washer.

VIEWING ARRANGEMENTS - By appointment through Innes and Mackay on 01463 251200.