



**43 Hilton Court, INVERNESS, IV2 4JP**

**Offers Over £80,000**

**REF: 61244**





The ground-floor, studio apartment is located in the predominantly residential Hilton area of the city, close to excellent facilities and within walking distance of the city centre. The property benefits from double glazing and a secure entry system. In good condition throughout, this property represents an ideal purchase for the first-time buyer but equally has excellent letting potential given its convenient location.

The apartment is reached via a communal entrance. The accommodation consists of; an entrance hall with two storage cupboards, one housing the hot water tank ; a front-facing lounge with open plan kitchen area with a selection of base and wall mounted units, complementary worktops, integrated electric hob and oven, washing machine and space for fridge freezer; bedroom area with glass doors to the lounge; shower room comprising an electric powered shower enclosure, wall-mounted wash hand basin and wc.

The property sits within a well-maintained communal garden area. There is ample communal parking available for both residents and visitors alike.

Facilities closest to the property can be found at Hilton shopping centre which include a general store, takeaway, chemist, hair salon and restaurant/bar. Additional facilities can be found at Inshes Retail Park. A regular bus service to and from Inverness City Centre is routed close by.

Inverness City, a very short commute away, offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

**Hall** **1.73m x 1.03m (5'8 x 3'5)**  
**Kitchen Area** **2.79m x 1.88m (9'2 x 6'2)**  
**Lounge** **4.76m x 2.98m (15'6 x 9'9)**

**Bedroom Area** **2.99m x 2.51m (9'9 x 8'3)**  
**Shower Room** **2.50m x 1.77m (8'2 x 5'9)**



**General**

All floor coverings, light fittings, curtains, hob, oven and washing machine are included in the asking price.

**Services**

Mains electricity, water and drainage. Factoring fees - £44.40 per quarter.

**Council Tax**

Council Tax Band A

**EPC Rating**

E

**Post Code**

IV2 4JP

**Entry**

By mutual agreement.

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

GRM/EB/BROW275/2

**Price**

Offers Over £80,000

**Directions**

From Castle Street, continue up onto Old Edinburgh Road and continue across the mini roundabout. Eventually turning right onto Balloan Road. Take first right into Hilton Court and the property is further along on the right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

