



**72 Castle Heather Drive, Inverness, IV2 4ED**  
**Offers over: £120,000**

This delightful, two-bedroom apartment offers bright, spacious accommodation in the popular Castle Heather area of the city, close to excellent facilities and within easy reach of the City Centre, Raigmore Hospital, and the Highlands & Island University Campus. Decorated in neutral tones and in good condition throughout, this property benefits from double glazing, ample storage and a security telephone entry system.

Viewing is highly recommended to fully appreciate this well-proportioned apartment which represents an ideal purchase for a first-time buyer, young professionals, or buy-to-let investor given its convenient location.

The apartment is reached via a communal hallway and located on the first floor. The accommodation consists of; an entrance hall with entrance telephone system, large shelved storage cupboard housing the hot water tank, and access to the attic; a generous, front-facing lounge; a well-appointed kitchen with base and wall mounted units, complementary worktops and tiling to splashback, fridge freezer, washing machine, integrated electric oven, hob and extractor fan, and ample room for informal dining; a master bedroom with fitted double mirror wardrobes; further small double bedroom, again with fitted double mirror wardrobes; a bathroom comprising a bath with electric shower and mixer tap, wash hand basin with storage unit and wc.

The property sits within a well-maintained communal garden area. Ample parking is available to the rear of the building for both residents and visitors alike.

Facilities closest to the property can be found at Balloan Shopping Centre which include a general store, chemist, bar/restaurant, takeaway and hair salon. Additional facilities can be found at the nearby Inshes Retail Park which include supermarkets, petrol station, Post Office, gym, takeaway, nursery and a selection of retail outlets. A regular bus service to and from Inverness City Centre is also routed close by.

Inverness city centre, a short distance away, offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.





+ 2



+ 1



+ 1

**Hall:** 4.00 x 1.82

**Kitchen:** 3.66 x 2.15

**Lounge:** 3.91 x 3.75

**Bedroom 1:** 3.30 x 3.11

**Bedroom 2:** 3.30 x 2.12

**Bathroom:** 3.30 x 3.11



**Directions** - From Inverness city centre, take Castle Street turning left onto Old Edinburgh Road. Continue on Old Edinburgh Road eventually passing Dows Diner on your right-hand side. Take the next right onto Castle Heather Road. At the mini roundabout, take the second exit (straight on) and the apartment is located in the building on your left-hand side.

**General Information** - All floor coverings, light fittings, blinds, washing machine, fridge freezer, oven, hob, extractor fan and kitchen table/chairs are included in the asking price.

**Services** - Mains water, drainage and electricity.

**EPC – C**

**Council Tac – C**

**Reference – PFM/LEAN575/2**

**HSPC reference - 61390**



**Macleod & MacCallum**

28 Queensgate, Inverness, IV1 1DJ

T: 01463 235559

E: [property@macandmac.co.uk](mailto:property@macandmac.co.uk)

[www.reapit.com](http://www.reapit.com)

Disclaimer: While we endeavour to ensure our sales particulars are accurate and reliable, the following should be noted: all measurements are taken using a sonic measuring device and there may be some minor errors in the results. The services, systems and appliances have not been tested and no guarantee as to their condition or operability can be given. Verification of the Council Tax banding can be obtained from the Highland Council.