



Innes & Mackay

53 Castle Heather Road Inverness, IV2 4EA

- ONE BED GROUND FLOOR FLAT
- REQUIRES UPGRADING AND MODERNISATION
- IDEAL FOR AN INVESTOR
- ELECTRIC HEATING
- DOUBLE GLAZED
- COMMUNAL PARKING TO REAR

**OFFERS OVER
£80,000**



DESCRIPTION

Located in the popular district of Castle Heather and within walking distance of local amenities this one bed ground floor flat is offered for sale. Requiring complete renovation and upgrading, the flat would make an ideal buy to let or investment property due to its location.

LOCATION

The property enjoys a convenient position within the popular Castle Heather area of Inverness. This is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park. There are local amenities at Balloan Shopping precinct including Dow's Lounge Bar/Diner, Pizza takeaway, chemist, general store, hairdressers and nail & beauty salon. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, chemist, post office and petrol station, garden store, home store and Bannatyne's Health club. Primary schooling is available at Hilton Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities.

GARDENS

The gardens here are communal and there is a drying line to the side of the block.

COMMUNAL HALLWAY

Access is gained to the communal hall from both the front and rear of the block via a telephone entry system. The hallway which is carpeted allows access to number 53 and the other flats in the block.

ENTRANCE HALL

Front door opens into the entrance vestibule with a further door opening through to the hallway. From here access is gained to the bedroom, bathroom and living room.

BEDROOM

3.45m x 3.17m (11'3" x 10'4")

The bedroom is a generous sized room with a window to the front. Fitted wardrobe space providing hanging rail and shelving.

BATHROOM

2.32m x 1.50m (7'7" x 4'11")

The tiled bathroom is furnished with a WC, wash hand basin and bath with electric shower over and screen to side.

LIVING ROOM

4.37m x 3.48m (14'4" x 11'5")

The living room is a generous sized room with window to the side and a door provides access through to the kitchen.

KITCHEN

3.48m x 2.26m (11'5" x 7'4")

The kitchen which has had all the units removed with the exception of the sink and drainer. Window to the side.

HEATING

Electric storage heating.

GLAZING

Double glazed.

PARKING

There is a communal car park to the rear of the block.

COUNCIL TAX

Band A

EPC

Band C77



SERVICES

Mains water, drainage, electricity, telephone and TV point.

GENERAL

There is a Residents Association to which the owners contribute £25 per month to cover grass cutting, maintenance and general upkeep of the building.

VIEWING ARRANGEMENTS

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





Illustration For Identification Purposes Only.
Not To Scale (ID1200309 / Ref:90542)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

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



Innes & Mackay