



Innes & Mackay

## 21 Clachnaharry Court, Inverness, IV3 8LT

- ONE BEDROOM FIRST FLOOR FLAT
- RETIREMENT PROPERTY
- VIEWS TOWARDS MUIRTOWN BASIN & CANAL
- DOUBLE GLAZED
- ELECTRIC HEATING

**Offers Over  
£105,000**





## PROPERTY DESCRIPTION

This spacious one bedroomed, first floor McCarthy and Stone retirement property is located in the Clachnaharry area of the city. The apartment offers any persons over the age of 60, independent living accommodation together with excellent facilities located within the complex. These include a residents lounge, a laundry room, a guest suite, an emergency call system, a house manager and a lift to all floors, all adding to the appeal. The property is accessed via a secure entry system and Flat 21 can be found on the first floor to the front elevation. The flat benefits from electric storage heating, double glazing and shared resident parking.

## LOCATION

Clachnaharry Court located a short walk from the canal, is close to local amenities including a petrol station and a Co-op supermarket. There is a regular bus service into Inverness City Centre where a comprehensive range of amenities can be found including bus and train stations, a Post Office, pharmacies, cafés, bars, restaurants, Eastgate Shopping Centre and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

## GENERAL

There is a management charge of approximately £1800 (subject to change) payable for the repairs and maintenance of all communal areas both internally and externally including cleaning and upkeep of the garden

grounds. It also covers the cost of the buildings insurance and 24 hour emergency pull cord assistance together with the provision of the in-house manager.

## ENTRANCE HALL

Front door opens into the entrance hallway, laid with carpet, where access is provided to the lounge, bedroom and wet room. There is a large walk in cupboard which has shelving and also houses the water tank.

## LOUNGE

7.90 x 3.19 (25'11" x 10'5")

The lounge is a bright and airy room benefitting from the large windows to the front elevation, which open inwards onto the Juliet balcony. Double doors lead to the kitchen.

## KITCHEN

2.32 x 2.15 (7'7" x 7'0")

The kitchen is fitted with wall mounted and floor based units with worktop, stainless steel sink with drainer located below the window, electric hob with extractor hood above and eye level oven to the side. There is a free standing fridge freezer, washing machine and condenser tumble dryer which are all included in the sale. Tiling between the units and vinyl flooring completes this room.



## BEDROOM

5.29 x 2.85 (17'4" x 9'4")

The double bedroom is located to the front elevation and benefits from built in double wardrobes located behind bifold mirrored doors. Carpet completes this room.

## WET ROOM

2.11 x 1.69 (6'11" x 5'6")

The wet room is furnished with a WC, wash hand basin with storage below and walk in shower which benefits from a mains shower and enclosed with half height doors. Extractor fan and grab rails complete this room.

## HEATING

Electric storage heating.

## GLAZING

Double glazing.

## PARKING

There is ample shared parking to the front of the building.

## COUNCIL TAX BAND - C

## EPC - B

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, electric hob, oven and cooker hood. Free standing fridge freezer, washing machine and condenser tumble dryer. Furniture is available under separate negotiation.

## SERVICES

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

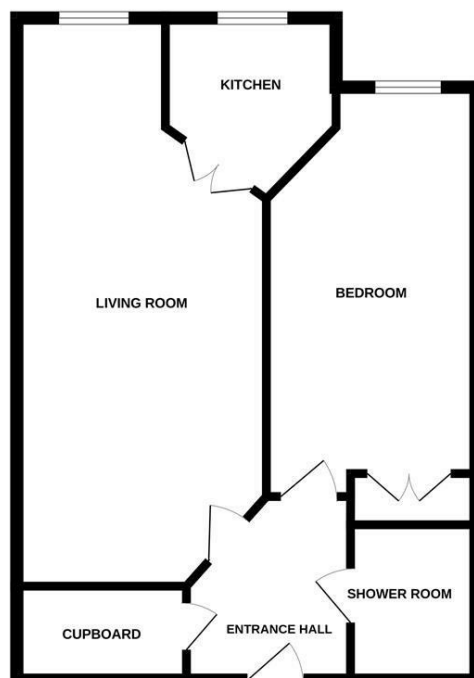
## VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

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