



Innes & Mackay

## 11 Rowan Court, Inverness, IV2 7PH

- WELL-PRESENTED GROUND FLOOR FLAT
- TWO BEDROOMS
- PRIVATE REAR GARDEN
- IDEAL BUY TO LET/FIRST TIME BUY
- ALLOCATED PARKING SPACE TO THE FRONT
- GAS CENTRAL HEATING

**REDUCED PRICE**

**FIXED PRICE**

**£154,000**



## PROPERTY DESCRIPTION

This well-presented ground floor flat is located in the established Resaurie area of Inverness. The property benefits from a spacious lounge, kitchen, two bedrooms, bathroom along with enclosed private garden to the rear. Situated within walking distance of the local primary school and local amenities, this would make the ideal property for the growing family, first time buyer or buy to let investor. Viewing comes recommended.

## LOCATION

Rowan Court is set in the modern residential area of Resaurie to the east of Inverness. There are excellent local amenities nearby including shops, bakers, post office, pharmacy, nursery and hairdressers. Primary schooling is available at Smithton Primary school with secondary pupils attending Culloden Academy, which also offers a range of leisure facilities including a swimming pool. The University of the Highlands and Islands is also located close by. Regular buses provide access to Inverness City Centre which offers a wide range of shops, restaurants, recreational and leisure facilities whilst Inverness Retail Park, about 2 miles away, has a variety of shops, cinema and restaurants. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Battlefield and visitor centre are also nearby. Good transport links operate by bus and rail from the city itself, with flights being provided by The Inverness Airport, approximately 8 miles east of Inverness.

## GARDEN

The paved pathway leads to the front door and external store, providing additional storage. The rear garden is a spacious and well-maintained private space, primarily laid to lawn and fully enclosed by timber fencing.

## ENTRANCE HALL

Front door opens into the entrance hallway, where access is provided to the lounge, two bedrooms, bathroom and storage cupboard.

## LOUNGE

4.43 x 3.35 (14'6" x 10'11")

The lounge is a bright and spacious room, laid with carpet. A pleasing focal point is the electric fireplace with wooden mantle and surround. Double French doors lead to the rear garden and door leads through to the kitchen.

## KITCHEN

2.69 x 2.35 (8'9" x 7'8")

The kitchen is fitted with a range of wall mounted and floor based units with work top, integral oven with gas hob above and extractor hood and stainless steel sink with drainer to the side. There is a washing machine and freestanding fridge freezer which are both included in the sale. The gas boiler is also located in the kitchen.

## BEDROOM 1

3.62 x 2.79 (11'10" x 9'1")

Bedroom one is a good-sized double room, with window to the front elevation. Carpet completes this room.



## **BEDROOM 2**

2.53 x 2.09 (8'3" x 6'10")

The second bedroom, which is currently being utilised as an office space, is also laid with carpet and located to the front.

## **BATHROOM**

2.00 x 1.96 (6'6" x 6'5")

The bathroom is furnished with a WC, wash hand basin with fitted storage below, bath with mains shower over and screen to the side. Tiling surrounding the bath, extractor fan and vinyl flooring complete this room.

## **HEATING**

Gas central heating.

## **GLAZING**

Double glazed.

## **PARKING**

Allocated parking to the front.

## **COUNCIL TAX BAND - C**

## **EPC BAND - C**

## **FACTORING**

A factoring fee applies to this development of approximately £48 per month. This is payable to PMC Property Management for the upkeep and maintenance of the communal areas.

## **SERVICES**

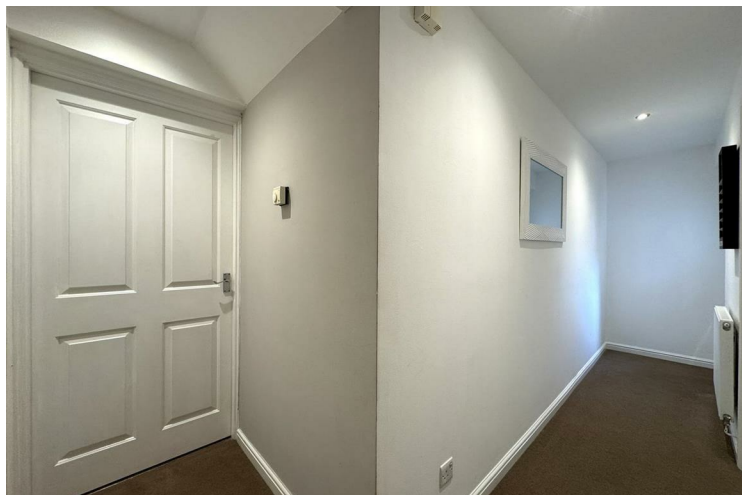
Mains water, drainage, electricity, gas, telephone and TV points.

## **EXTRAS INCLUDED**

All fitted carpets, floor coverings, light fixtures, curtains, blinds and white goods.

## **VIEWING ARRANGEMENTS**

Through Innes & Mackay Property Department (01463 251 200).





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