



Innes & Mackay

**Flat 12, Clachnaharry Court,
Inverness, IV3 8LT**

- ONE BEDROOM GROUND FLOOR FLAT
- IDEAL RETIREMENT PROPERTY
- NEW MODERN FITTED KITCHEN
- NEW CARPETING THROUGHOUT
- VIEWING RECOMMENDED

**Offers Over
£105,000**



DESCRIPTION

An excellent opportunity to purchase a one bedroomed, ground floor apartment that is located in the Clachnaharry area of the city. The retirement home development is just a short distance from the city centre and has been designed with security and comfort in mind, offering a range of luxuries including a residents lounge, a laundry room, a guest suite, an emergency call system, a house manager and a lift to all floors. The property is accessed via a secure entry system and Flat 12 can be found on the ground floor to the rear elevation. The lovely flat has a newly fitted modern kitchen, new carpets throughout and a patio door providing access to the beautifully maintained gardens.

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.

GARDENS

The gardens within this development are communal and are pleasantly laid out with primarily, lawned areas and planted up with a lovely selection of mature plants, shrubs and trees all adding to the external appearance.

ENTRANCE HALLWAY

Door opens into the entrance hallway which is laid with carpet and provides access to the living room, bedroom and shower room. A large walk in shelved cupboard houses the boiler whilst also providing good storage. Located in the hallway is the telephone entry system.

LIVING/DINING ROOM

7.22m x 3.22m (23'8" x 10'6")

The living room, laid with carpet is a comfortable room with an electric coal effect fire providing a pleasing focal point. Located to the rear is a space for dining and a glazed door allows one access out to the lovely gardens and a small patio area. French doors open into the kitchen.

KITCHEN

2.48m x 2.31m (8'1" x 7'6")

The kitchen is fitted with lovely new high gloss floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the stainless steel sink with drainer to the side and inset in the work counter is the electric hob with pull out extractor hood above. There is an eye level electric oven and integrally fitted is the fridge freezer. Laminate flooring completes this room.

BEDROOM

4.14m x 2.81m (13'6" x 9'2")

The spacious double bedroom is laid with carpet and benefits from built in double wardrobes located behind bi-fold mirrored doors.

SHOWER ROOM

2.07m x 1.66m (6'9" x 5'5")

The shower room is fitted with a dual flush WC, wash hand basin with cupboard under and a walk in shower cubicle housing a mains shower with folding seat and grab rails. Attractive wet wall, extractor fan and shaver light complete this room.

HEATING

Electric storage heating.

GLAZING

Fully double glazed.



PARKING

Shared parking to the front along with visitor parking.

COUNCIL TAX

Band C

EPC

Band B83

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, electric hob, oven and cooker hood. Integrated fridge and freezer.

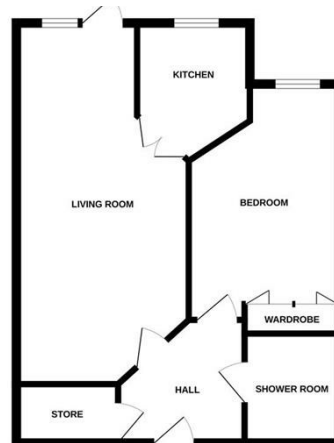
SERVICES

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

GENERAL

This ground floor apartment forms part of the purpose built McCarthy and Stone Retirement Complex. This is an excellent opportunity for a retired person with a minimum age 60 or a couple with one being over the age of 60 and the other over 55 to acquire a home which will allow them to benefit from the services of the in-house manager and 24-hour emergency call system as well as enabling them to retain their independence. Please note that there is a yearly fee payable of approximately £1800 (subject to change).





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



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