



Innes & Mackay

**45 Alltan Place, Culloden,
Inverness IV2 7TB**

- WELL-PRESENTED FIRST FLOOR APARTMENT
- LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- ONE BEDROOM
- MODERN KITCHEN AND BATHROOM
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR

FIXED PRICE

£112,000



PROPERTY DESCRIPTION

This one-bedroom top floor apartment is located in the highly popular village of Culloden, close to excellent facilities and within easy reach of the Highlands and Islands University campus, Inverness airport and the City Centre. The property benefits from double glazing, electric heating, security entryphone system and enjoys an open aspect from the rear. With ample storage and well proportioned rooms, this property represents an ideal purchase for a first-time buyer or young couple but equally has excellent letting potential given its convenient location and immaculate condition.

LOCATION

The property is within walking distance of an excellent range of facilities including a general store, Post Office, chemist, butchers, hair salon and takeaway. Culloden also boasts a medical centre, library and Community Centre with swimming pool. Education is provided at Duncan Forbes Primary School or Culloden Academy both of which are within easy walking distance. A regular bus service to and from Inverness City and Inverness Business and Retail Park is also routed close by. Inverness, the main business and commercial centre in the Highlands is a very short commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and

beyond.

ENTRANCE HALL

The hall is laid with carpet and provides access to the lounge, bedroom, bathroom and storage cupboard. Access is also provided to the partially floored loft space via a ceiling hatch.

LOUNGE

3.93 x 3.40 (12'10" x 11'1")

The bright and airy lounge is laid with carpet and has a window to the rear, enjoying an open outlook. Access is provided to the kitchen.

KITCHEN

2.79 x 1.91 (9'1" x 6'3")

The stylish kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, integrated oven with ceramic hob and cooker hood, integrated fridge freezer and washing machine. This room is laid with laminate flooring and there is a window to the rear elevation.

BEDROOM

2.75 x 2.62 (9'0" x 8'7")

The bedroom is a double room, with window to the side elevation. This room is laid with carpet and benefits from a double integral wardrobe.



BATHROOM

2.35 x 1.91 (7'8" x 6'3")

The modern bathroom is furnished with a wash hand basin, WC and bath with mains shower. Vinyl flooring completes this room.

HEATING

Electric heating.

GLAZING

Double glazing.

PARKING

Shared parking to the front.

FACTORING

A factoring fee of approximately £850 per annum covers upkeep of the communal garden grounds, general upkeep of the stairwell and buildings insurance.

COUNCIL TAX BAND - B

EPC BAND - D66

SERVICES

Mains water, drainage, electricity, telephone and TV points. Telephone entry system.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, fridge freezer, washing machine, hob and oven.

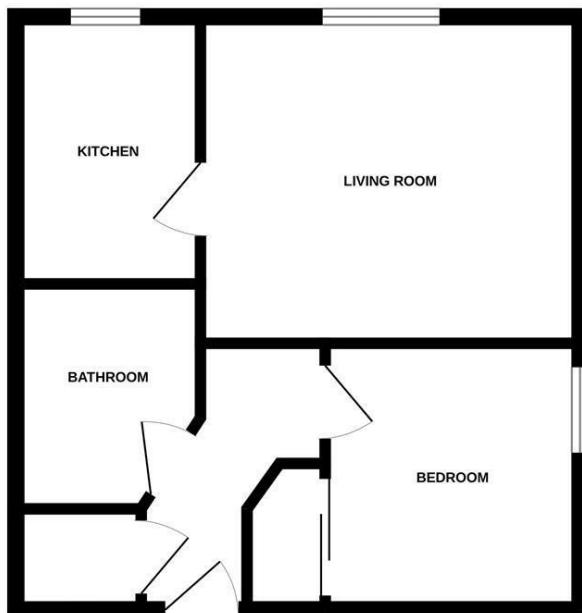
VIEWING ARRANGEMENTS

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





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and should not be relied upon. The measurements are not guaranteed to be correct and are 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 condition or working order 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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