



SouthForrest
Solicitors and Estate Agents



31 Hilton Court, Inverness, IV2 4JP

- Communal entrance
- Entrance hall
- Open plan Lounge/Kitchen area
- Bedroom
- Bathroom
- Electric heating
- Double glazing
- Communal grounds
- Communal parking area

Offers Over £77,000

This bright and compact studio flat is located in the popular residential area of Hilton and a short drive from the city centre. The property benefits from double glazing and electric heating. The bright lounge is of good size with open plan kitchen/ breakfast bar area. The bedroom which benefits from double wardrobes has been partitioned by glass door/glass panel. Completing the accommodation is the bathroom with shower over bath. This property would be an ideal purchase for a first time buyer or buy to let.

Hilton Court is located on the corner of Balloan Road and Old Edinburgh Road. The property lies within walking distance to a good range of local amenities in Balloan Road shopping complex which includes a Scotmid Co-op, chemist, hairdresser and the popular Dows bar/diner. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Inshes Retail Park, Beechwood Business Park and Inverness University Campus. A regular bus service into the city is routed nearby.

Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide choice of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London.

ACCOMMODATION

Communal entrance

Gives access to first floor.

Entrance hall

1.71m x 0.93m (5'7" x 3'1")

The front door opens to the hall which gives access to the bathroom and lounge/bedroom. Built-in cupboard housing electric meter and fuse box, coat hooks. Further cupboard housing hot water tank providing storage with shelves.

Lounge

5.15m x 4.50m (16'11" x 14'9")

Good sized open plan lounge/kitchen with large window to front providing plenty natural daylight. Electric heater and smoke alarm.



Kitchen area

2.80m x 1.69m (9'2" x 5'7")

Opaque window to side. Nice sized kitchen area with breakfast bar. Fitted base and wall units. Ample worktop space. Stainless steel sink and drainer. New Zanussi cooker with hob, oven and extractor hood. Heating control on wall. Fire extinguisher. The cooker, fridge and washing machine are included in the sale price.



Bedroom

2.54m x 2.41m (8'4" x 7'11")

The bedroom area is partitioned off by a glass door, mirrored sliding door and frosted glass panel providing plenty daylight. Fitted double wardrobes. Smoke alarm.

Bathroom

2.57m x 1.67m (8'5" x 5'6")

Fitted with WC, wash hand basin and bath with shower fitted above. Shower screen. Tiles around bath. Heated towel rail. Mirror and light. Fan heater. Extractor fan.

Council Tax

The current council tax banding is band A. Please be aware that this may be subject to change upon sale.

Extras

All fitted floor coverings, light fittings, curtains, 'Zanussi' cooker with hob and oven. washing machine and fridge are included in the asking price.

Factoring

There is a Factoring charge of £17 per month payable to Allied Surveyors for the maintenance of the communal stairway, fences, roofs, guttering, external doors and gardens.

Services

Mains electricity and water. Drainage is to the public sewer.

Entry

Entry is by mutual arrangement.

Energy Performance Certificate

Band D

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From the Town House travel up Castle Street; turn left onto Old Edinburgh Road. Pass through traffic lights and take first right. Continue across the mini roundabout. Turn right at the traffic lights onto Balloan Road. Take the first right onto Hilton Court and follow the road round. 31 Hilton Court is on the right hand side.

HSPC REF

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SouthForrest
Solicitors and Estate Agents

8 Ardross Terrace, Inverness, IV3 5NW

T: 01463 237171

F: 01463 243548

E: email@southforrest.co.uk

www.southforrest.co.uk