



SouthForrest
Solicitors and Estate Agents



17 Hilton Court, INVERNESS, IV2 4JP

- Hallway
- Lounge
- Kitchen
- Bedroom Area
- Bathroom
- Double Glazing
- Electric Heating
- Communal Garden Grounds
- Ample car parking

Offers Over £80,000

This ground floor studio is situated within an established residential area of Inverness. The property benefits from electric heating, double glazing and has good storage provision. The property represents an ideal purchase for the first time buyer or those seeking a letting investment. There are communal garden grounds surrounding the property and a car park provides ample off-street parking facilities for both residents and visitors

LOCATION

Set within a popular residential development some 2 miles from the city centre. The nearby Balloan shopping area includes a general store, pharmacy, hairdressers, nail salon and a bar/diner. Raigmore Hospital, Police Headquarters, the University Campus and the Inshes Shopping Centre are all within easy reach. There is a regular bus service to the city centre. There is easy access to the southern distributor road and hence to the A9 road to north and south.

KEY POINTS

- * Bright and airy ground floor flat
- * Ideal purchase for the first time buyer or those seeking a letting investment

DIRECTIONS

From the Town House in the centre of the city, travel along Castle Street and at the top of the hill bear left into Old Edinburgh Road. At the traffic lights continue straight on, bearing right at the next fork but still on Old Edinburgh Road. Continue on this road for some considerable distance (going straight on at the mini roundabout. At the second set of traffic lights (Dows Bar Diner is ahead on the right) turn right into Balloan Road. Take the first turning on the right into Hilton Court and follow the road round taking another right into the big car parking area. No 17 is located at the far side within the building on your left.

ENTRANCE

Steps lead to the communal entry door. No 17 is located on the ground floor to the left. Electricity meter in communal cupboard.

ACCOMMODATION

Hallway

Large cupboard with sliding doors, shelving and coat hooks (housing water tank and fuse box).

Lounge

4.69m x 3.12m (15'5" x 10'3")

Window to front overlooking car parking area.



Kitchen Area

2.79m x 1.85m (9'2" x 6'1")

Opaque window to side. Fitted with wall and base units incorporating oven, hob and extractor. Worksurface areas with tiling above. Inset stainless steel sink and drainer.



Bedroom Area

2.61m x 2.41m (8'7" x 7'11")

High level glass blocks allowing light to flow into this room. Fitted wardrobe with sliding doors, shelf and hanging rail.

Bathroom

2.57m x 1.69m (8'5" x 5'7")

Coloured suite comprising WC, wash hand basin and bath with Mira advance shower over. Aquaboard sheeting. Wall mirror with light/shaving point above.



GARDEN AND PARKING

There are communal garden grounds surrounding the property which are laid to grass and a car park provides ample off-street parking facilities for both residents and visitors.



EXTRAS

All fitted floor coverings, curtains, oven, hob and extractor are included in the asking price.

FACTORING

There is a factoring charge of approximately £15.00 per quarter payable to Newton Property Services for the maintenance of the communal stairwells and the gardens.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

COUNCIL TAX

The current Council Tax band on this property is Band A. You should be aware that this may be subject to change upon the sale of the property.

EPC BAND C

VIEWING

Contact South Forrest Property Department on 01463 250255 to arrange an appointment to view.

HSPC REF: 57785



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