



**Harper
Macleod LLP**
Estate Agents & Solicitors



14 Alltan Court, Culloden, IV2 7FX

Offers over £125,000

This well presented 2 bedroom second floor flat is bright and spacious and benefits from a sleek contemporary kitchen and bathroom. It is located in a cul-de-sac in the popular Culloden area of Inverness within walking distance of all the local amenities.

There is communal parking to the front and communal garden ground surrounding the 3 storey block of which the flat forms part. This is an excellent opportunity for a first-time buyer, downsizer or as a buy-to-let investment. It has been successfully run by the current owner as an Airbnb.

Culloden shopping centre has a doctors' surgery, chemist, convenience store, post office, butchers and hairdressers. Culloden also benefits from a community leisure complex situated within Culloden Academy.

There is a regular bus service running to and from Inverness Retail Park and the City Centre. Inverness has excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Communal hallway

The entrance door opens into the communal hallway with a staircase to the second floor. Security entry system.

Entrance hallway

Doors to bathroom, two bedrooms and lounge. Cupboard housing Megaflow hot water tank. Storage cupboard housing electrics. Smoke alarm. Spotlights. Laminate flooring.

Bathroom

6'2" x 5'4" (1.88m x 1.64m)

Modern fitted bathroom with white WC and pedestal wash hand basin with vanity shelf and mirrored wall cabinet above. Shower bath with Mira Sport electric shower above and shower screen. Spotlights. Extractor. Vertical chrome heated towel rail. Tiled walls and flooring.

Lounge/dining area

15'2" x 11'10" (4.64m x 3.61m)

Window to front. Security entry telephone. T.V. point. Tel. point. Laminate flooring.

Kitchen

7'11" x 8'7" (2.43m x 2.62m)

Window to rear. Wall and base units with worktop and tiling. Black composite sink with right hand drainer and mixer tap. Integrated Samsung electric cooker, Samsung ceramic hob and Bosch extractor. Logic washing machine. Fridge/freezer. Spotlights. Under unit lighting and plinth lighting. Laminate flooring.

Bedroom 1

10'9" x 9'0" (3.30m x 2.75m)

Window to front. Double fitted wardrobe. Carpet.

Bedroom 2

9'1" x 9'1" (2.79m x 2.77m)

Window to rear. Double fitted wardrobe. Carpet.

Outside

The communal garden ground is mainly laid to lawn with trees at the back. There is a communal car park to the front and a bin store area.

Extras

All fitted floor coverings are included in the sale price. The furniture is available to purchase under separate negotiation.

Heating and glazing

Electric storage and panel heaters. Double glazing.

Services

Mains electricity, water and drainage.

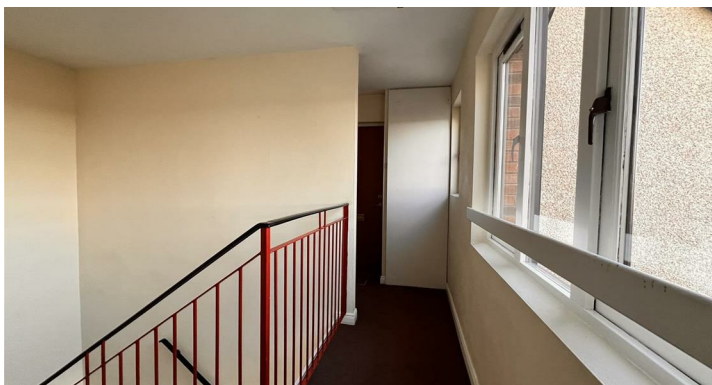
Factors

First Port Property Services, 3rd Floor, Troon House, 199 St Vincent Street, Glasgow, G2 5QD.

The factoring charge is currently £888 per annum.

EPC Rating C

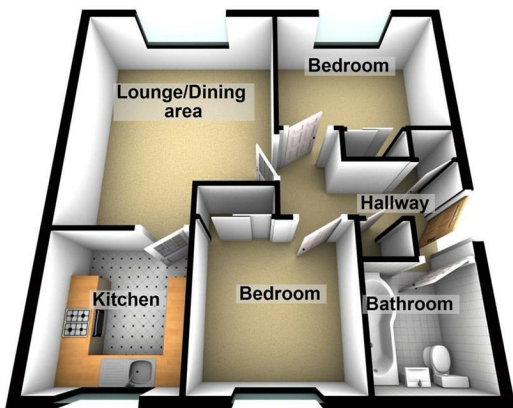
Council Tax Band C







Ground Floor



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		73	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		64	69
	EU Directive 2002/91/EC		

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