

**18 Bishop's Park,
Ballifeary,
Inverness, IV3
5SZ**

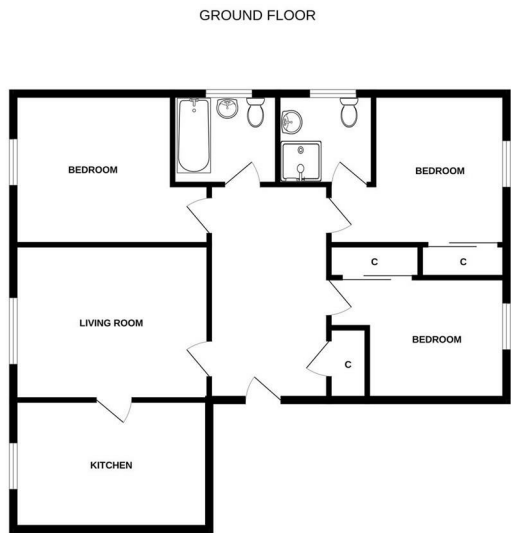


Offers Over £210,000



An excellent opportunity to acquire this spacious and well-presented three bedroom second floor apartment, situated within the highly sought-after Bishops Park development in the heart of Inverness. Ideally located close to Eden Court Theatre and the picturesque River Ness, this attractive property is perfectly suited to first-time buyers, professionals, and investors alike. The accommodation is bright and generously proportioned throughout. The welcoming lounge benefits from large front-facing windows, allowing an abundance of natural light to flood the room and create an inviting living space. The well-appointed kitchen is fitted with a range of base and wall-mounted units and includes an integrated fridge-freezer, electric oven, gas hob, extractor hood, washing machine, and a freestanding dishwasher. There is also ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. The principal bedroom is generously sized and features integrated double wardrobes along with a contemporary en-suite shower room. Bedroom two is another spacious double room with integrated double wardrobes, while bedroom three is also a well-proportioned double, benefiting from excellent natural light. A family bathroom, fitted with a shower over the bath, completes the accommodation. Additional benefits include gas central heating, double glazing throughout, allocated off-street parking, visitor parking spaces, a secure entry system, and access to a communal bike shed. With its excellent central location and spacious accommodation, this property offers broad appeal to a variety of purchasers, including first-time buyers, professionals, downsizers, and investors.

- Spacious 3 bedroom top floor apartment in prime location
- Ideal for first time buyers, professionals or investment property
- Close to Eden Court, River Ness and local amenities
- Lounge, kitchen/diner, 3 double bedrooms, ensuite and family bathroom
- Designated car parking space, security entry system, bike shed
- EPC Band C



Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, fridge/freezer, washing machine and free standing dishwasher.

Services: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Maintenance Charges: There is a factoring fee of £647.55 per year (covering 2026, this amount may vary from year to year) for the maintenance of the communal areas within the development. This fee covers building insurance, cleaning of stairwells and gutters, alarm maintenance, and gritting.

Council Tax: D

Floor Area: 904.17 sq ft

Date of Entry: To be mutually agreed.

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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