



**Flat 22,
Hedgefield
House Culduthel
Road, Inverness,
IV2 4FN**

Offers Over £250,000



A fantastic opportunity to purchase a ground floor executive apartment in the sought after Hedgefield House development on Culduthel Road. Set back from the road within private grounds, the property is approached via a tree lined driveway and surrounded by beautiful lawns, landscaped gardens and woodland. Apartment 22 is one of only twelve apartments in this block and is accessed via a secure door entry system. The property is decorated in neutral tones and presented in walk in condition throughout. The stylish lounge features French doors offering peaceful woodland views, with space for a small dining table and chairs. The modern kitchen/diner includes integrated appliances: electric hob, oven, combi microwave/oven, extractor, fridge/freezer, dishwasher, and washer/dryer. The principal bedroom benefits from double fitted wardrobes and a spacious ensuite shower room. The second double bedroom also includes double fitted wardrobes and a single cupboard housing the boiler. A well appointed family bathroom with shower over the bath completes the accommodation. Additional features include a hall storage cupboard and a communal store on the second floor, with lift access available. The property has gas central heating, double glazing, and ample private parking to the rear. Residents enjoy beautifully maintained communal grounds. Viewing is essential to appreciate the quality and setting of this impressive apartment in a highly desirable residential area.

- Immaculate 2 bedroom executive ground floor apartment
- Ideal for professionals, first time buy or downsizers
- Private parking, communal grounds, secure door entry system
- Exclusive development in secluded private grounds
- Lounge, kitchen/diner, 2 bedrooms, ensuite & family bathroom
- EPC Band C



We have every attempt to ensure the accuracy of the floor plan contained here. Measurements of floor, window, ceiling or height data are approximate and not necessarily correct for any particular reason. The floor plan is for information only and should not be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or operation.

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, combi oven, extractor, fridge/freezer, dishwasher and washer/dryer.

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

Council Tax: E

Floor Area: 764.24 sq ft

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

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