

Flat 6 Hedgefield House, Culduthel Road, Inverness, IV2 4FN

Offers Over
£235,000







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- Stunning one bedroom executive ground floor apartment
- Exclusive development in secluded private grounds
- Ideal home for professionals, retired couples or as an investment
- Open plan lounge/kitchen/diner, bedroom, bathroom
- 15k UNDER HOME REPORT VALUATION
- EPC Band B

Within the distinguished Hedgefield House on Culduthel Road this charming ground floor apartment offers a lovely blend of period character and modern comfort. Set back off the road within private grounds, the property is accessed from a tree lined drive and bordered by beautiful lawns, landscaped gardens and protected woodland.

Inside the historic building, the impressive hall with its original staircase provides a striking entrance. Entering the apartment, a hallway leads to the bright open plan lounge, kitchen and dining area, where a bay window fills the room with natural light. This beautiful room features dual aspect windows, deep skirting, original cornicing and an ornate fireplace, creating a cosy focal point that enhances the room's character. The modern kitchen is thoughtfully designed with a breakfast bar for informal dining and comes with quality Bosch integrated appliances including an induction hob, single oven, combination microwave oven, fridge/freezer, washing machine and dishwasher. The open layout allows the kitchen and dining areas to flow together effortlessly, creating a welcoming setting for everyday living and relaxed entertaining.

The double bedroom is well proportioned and benefits from fitted wardrobes, offering excellent built in storage. Completing the accommodation is the large bathroom which adds a touch of comfort with its generous layout. Two additional hall cupboards provide further storage and there is also a sizeable private storage and a secure bicycle store in the basement. The property benefits from gas central heating and double glazing. Outside there is ample parking for residents and visitors and beautifully maintained communal gardens and orchard.

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LOCATION: The property is located within the sought after Culduthel area of Inverness. It is in an ideal location for easy access into Inverness city centre, which is walking distance away with a bus stop immediately outside the property. The city centre offers a full range of amenities including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. Other facilities include close proximity to Raigmore Hospital, Eden Court Theatre, Bught Park and the Inverness Aquadome. Excellent Schooling is available at Lochardil Primary and Inverness Royal Academy, with Inverness College and The University of the Highlands & Islands offering opportunities in further education. Inverness, the capital and main business and commercial centre of the Highlands, offers an extensive choice of shopping, entertainment, cultural, educational and leisure facilities associated with city living, with easy access to the beautiful Highland landscape.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Window blinds. Integrated appliances include the induction hob, electric oven, combination microwave/oven, extractor, fridge/freezer, dishwasher and washing machine.

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

FACTORING FEE: There is a fee of £135 per month which includes buildings insurance, internal cleaning of common areas and external garden maintenance.

COUNCIL TAX: Band D

TENURE: Freehold.

FLOOR AREA: 67M2

ENTRY: By mutual agreement.

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

Lounge/Kitchen
25'2" x 15'5" (7.68 x 4.71)

Principal Bedroom
14'7" x 12'2" (4.47 x 3.72)

Bathroom
8'0" x 5'9" (2.45 x 1.77)











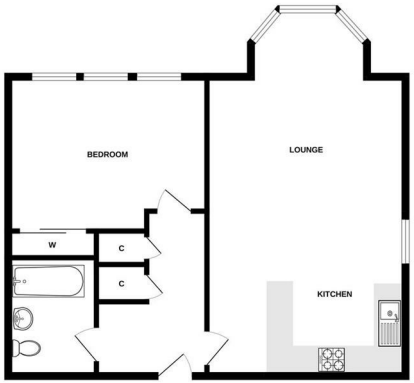


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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