

27 Wellingtonia Court, Ballifeary, Inverness, IV3 5SX

Offers Over £275,000







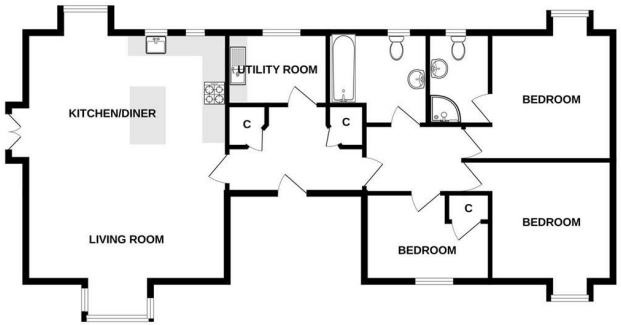
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An excellent opportunity to purchase this immaculate 3-bedroom penthouse apartment, located within the highly desirable Wellingtonia Court development in the heart of Inverness, close to Eden Court and the River Ness. Offering modern accommodation on one level, this property is ideally suited to first-time buyers and investors. The accommodation presents a bright, generously proportioned open plan lounge and kitchen/diner, enhanced by front and side facing windows. The side window features a balcony, drawing in additional light and creating an inviting living space. The contemporary kitchen features a range of base and wall units with quartz worktops and a central island, complemented by integrated appliances including a single oven, induction hob and extractor fan. A freestanding fridge and dishwasher sit neatly within the layout, and there is ample space for a dining table and chairs, creating a practical and sociable area for everyday living. There is ample space for a dining table, a separate utility room houses a washing machine, tumble dryer and freezer. Two large storage cupboards are located within the hall, providing valuable everyday storage, and the property also benefits from a floored loft with ladder access for additional storage. There are two well proportioned double bedrooms, with the principal bedroom further complemented by a stylish en suite finished in neutral décor. The third bedroom is a single with a fitted wardrobe. A modern bathroom, complete with a Japanese style bath and shower over, completes the accommodation. The property also benefits from allocated off street parking with additional spaces for visitors, a secure entry system and an enviable central location. Presented in pristine, walk in condition throughout, it offers both convenience and comfort.

- Penthouse apartment in prime location
- Open plan lounge, kitchen/diner, utility, 3 bedrooms, en-suite, bathroom
- Designated car parking space and secure entry system
- Close to Eden court, River Ness and local amenities
- Ideal first time buy or investment property
- EPC Band C



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

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

Council Tax: D

Floor Area: 1097.93 sq ft

Viewing: Don't delay – get in

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