



**16 Castlefield
Apartments
Druid Temple
Road, Inverness,
IV2 6UF**

Offers Over
£300,000



- Spacious 3 bedroom executive maisonette apartment
- Modern and contemporary open plan lounge/kitchen/diner with balconies
- Playroom, 3 bedrooms, 2 ensuite, family shower room
- Perfect for professionals, first time buyers or investors
- Secure entry system, private parking for 2 cars, bike store
- EPC Band B

An excellent opportunity to purchase this spacious apartment in the sought after Castlefield development at Druid Temple. The open plan lounge/kitchen/dining room form the heart of the home, providing a fantastic space that caters effortlessly to everyday family life as well as entertaining complemented by an additional versatile room currently used as a playroom.

The kitchen includes integrated appliances, a combination oven, induction hob, extractor, dishwasher, washing machine and a fridge/freezer and features two larger style cupboards for added convenience. There is space for a dining table and 4 chairs. Both the lounge and the kitchen areas open onto their own private balconies, creating sought after outdoor space perfect for relaxing or entertaining. A bedroom currently arranged as a dedicated study provides valuable flexibility for home working or quiet focus. The hallway impresses with excellent built in storage and a beautifully finished family shower room on this level. Upstairs, two generous double bedrooms each feature stylish built in wardrobes and en-suites, offering the ideal blend of comfort and convenience.

The apartment also benefits from double glazing, gas central heating, a security entry system, private parking for 2 and a bike store. In walk in condition, this property would be ideal for professionals, first time buyers and investors alike.

LOCATION: The property is located within the seldom available Castlefield Apartments development, Druid Temple, on the southern outskirts of Inverness, adjacent to the Loch Ness Golf Course. The property is in close proximity to the Southern Distributor Road, allowing easy access to both the A9 and A96 trunk roads as well as to Raigmore Hospital, Lifescan, Police Headquarters, Inshes retail park and Beechwood business park. There are local amenities at Balloan Shopping precinct including Dow's Bar/Diner, pharmacy, general store, hairdressers and beauty salon. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, a petrol station, home store and gym. The 9-hole Loch Ness Golf Course & state of the art Driving Range and Fairways Golf Club/Restaurant are located within walking distance. Primary schooling is available at the popular Hilton Primary School, which also has a nursery, with secondary pupils attending the nearby Inverness Royal Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities.

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

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

FACTORING FEES: There is a fee of £150 per month for the maintenance of the communal areas within the development.

COUNCIL TAX: Band F

TENURE: Freehold.

FLOOR AREA: 126m²

ENTRY: By mutual agreement.

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

Lounge

14'8" x 14'11" (4.48 x 4.55)

Kitchen

19'7" x 12'3" (5.98 x 3.75)

Playroom

6'7" x 6'7" (2.01 x 2.01)

Office/Bedroom 3

12'5" x 12'1" (3.79 x 3.70)

Shower Room

6'4" x 8'9" (1.94 x 2.69)

Principle Bedroom

10'2" x 13'9" (3.12 x 4.20)

Principle Bedroom En-suite

5'9" x 6'7" (1.77 x 2.02)

Bedroom 2

10'2" x 12'9" (3.10 x 3.91)

Bedroom 2 Ensuite

8'3" x 6'3" (2.54 x 1.92)







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