

- One Bedroom Studio Flat
- Residents Parking
- Lounge Area & Kitchen Area
- Communal Gardens
- Fitted Kitchen & Bathroom With Shower
- Bus Service To City Centre
- Electric Heating & D/Glazing
- City Centre Within 2 Miles

To make an appointment to view:

Call: 01463 234743 Click: www.your-move.co.uk Come In: To your nearest branch

YOUR MOVE, 37 Church Street, Inverness, IV1 1DR. Tel: 01463 234743

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DIRECTIONS

From the city centre proceed up Castle Street and take a left at the top of the brae onto Old Edinburgh Road. Continue along through the set of traffic lights at the junction with South Side Road. Take the first right after the traffic lights and continue along Old Edinburgh Road. Continue through the mini roundabout onto the traffic lights with its junction with Balloan Road and turn right into Balloan Road. Take first right into Hilton Court, number 28 is in the second block on the right, half way along.

LOCATION

Desirable ground floor flat in a block of similar properties located in a long established residential area of the highland capital. Balloan Court shops are across the road and offer a variety of shops, pub and restaurant. The city centre is approximately two miles distant and offers shopping and leisure facilities to include many national chain stores. A regular bus service is in operation.

DESCRIPTION

Your Move are pleased to present to the market this desirable ground floor flat with communal security entry phone system. The accommodation comprises: entrance hall, front facing lounge, fitted kitchen, double bedroom with built in mirrored wardrobes and modern bathroom. The attractively presented accommodation benefits from double glazing and is wired for electric heating. Viewing is highly recommended.

COMMUNAL ENTRANCE

Security entry phone system.

ENTRANCE HALL

Built in cloaks/storage cupboard. Doors lead off to the lounge and the bathroom.

LOUNGE AREA

4.78m x 3.12m (15'8" x 10'3")

Bright and spacious lounge overlooking the car park. Ceiling coving. TV aerial point. Telephone point. Door leads off to the bedroom and a breakfast bar separates the lounge from the kitchen.

KITCHEN AREA

2.80m x 1.75m (9'2" x 5'9")

Side facing fitted kitchen offering a range of base and wall units. Stainless steel sink insert with mixer tap. Plumbed for automatic washing machine. Slot for electric cooker and fridge.

BEDROOM AREA

2.70m x 2.45m (8'10" x 8'0")

Double bedroom with built in mirrored wardrobes offering hanging and storage space.

BATHROOM/WC

2.34m x 1.73m (7'8" x 5'8")

Modern bathroom with three piece blue coloured suite comprising: low level WC, pedestal wash-hand basin and panelled bath with wall tiling over. Heated towel rail.

RESIDENTS PARKING

Residents parking is available at the front of the flats. There is a space for each flat and extra spaces for visitors is available.

COMMUNAL GARDEN

Communal gardens surround the property.

EXTRAS

Include: All carpets and fitted floor coverings. Curtains and blinds. Electric cooker. Automatic washing machine. Fridge.

CLAUSES:

DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

MORTGAGE & FINANCIAL ADVICE:


Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

SONIC TAPE CLAUSE:

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

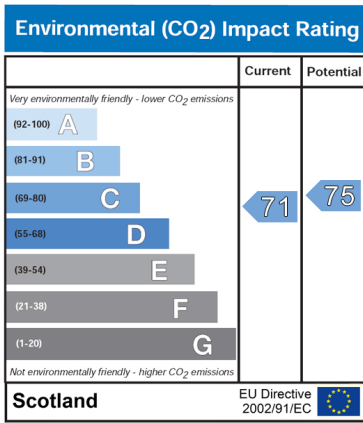
ALL MEASUREMENTS:

All Measurements are Approximate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The mention of any appliances and/or services within these sales particulars does not imply they are in full efficient working order



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OFFICE OPENING HOURS:

Mon - Thurs: 9.00 - 5.30pm
Fri - 9.00 - 5.00pm
Sat - 9.00 - 1.00pm
Sun - CLOSED

PROPERTY REFERENCE NUMBER:

527/541/993

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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