



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**9 Druid Temple Courtyard, Inverness, IV2 6UZ**  
**Offers over £200,000**

Deceptively spacious three double bedroomed (one en-suite) first-floor courtyard apartment situated in the popular Druid Temple area on the south side of Inverness. There is an allocated parking space to the front of the apartment and also guest parking spaces to the rear. The communal garden ground is maintained by the Residents Association which is a benefit for those with a busy lifestyle.

The accommodation comprises entrance hallway with staircase to first floor, hallway, three bedrooms, one en-suite shower room, lounge with Juliet balcony, kitchen with breakfast bar and family bathroom. There is ample storage throughout. The apartment also benefits from the partially floored roof space.

There is an allocated parking space to the front of the apartment and also guest parking spaces to rear. The communal garden ground is maintained by the Residents Association.

This apartment is in a peaceful location with beautiful walks nearby. It is conveniently located for the A8082 Southern Distributor Road giving access to Inverness and within easy reach of Balloan Shopping Centre, Dows Restaurant and Bar, Fairways Golf Centre and Restaurant, Asda Superstore, the Inshes Retail Park, Raigmore Hospital, Bannatyne Health Club and Spa, Beechwood Business Park and the UHI Inverness Campus.

Inverness benefits from excellent transport links by road, rail and air with Inverness Airport offering national and European flights.

Viewing highly recommended.

### **Entrance hallway**

The entrance door opens into the entrance hallway with a carpeted staircase to the first floor.

### **First floor hallway**

5.87m x 1.01m x 1.83m x 2.29m

Doors to lounge, kitchen, bathroom and three bedrooms. Storage cupboard and walk-in cupboard (1.17m x 2.83m) housing the Worcester central heating boiler. Hatch to roof space which is partially floored and has a pull down ladder. Carpet.

### **Lounge**

4.97m x 3.66m

Window and Juliet balcony to rear. T.V. point. T.V. wall bracket. Shelf. Carpet.

### **Kitchen**

2.83m x 3.84m

Wall and base units with worktop and tiled splash back. Breakfast bar. 1 ½ bowl black composite sink. Plumbed for washing machine. Integrated 5 ring gas hob, extractor, electric oven and dishwasher. Free standing fridge/freezer. T.V. bracket. Spotlights. Laminate flooring.

### **Bathroom**

2.02m x 1.82m

Window to side. White WC and wash hand basin set in vanity unit. Shower bath with mains shower above and shower screen. Tiling to two walls. Vertical chrome towel radiator. Tiled flooring.

### **Bedroom 1**

3.55m x 2.54m at widest point

Window to front. Double fitted wardrobes. Carpet.

### **Bedroom 2**

3.67m x 3.49m

Window to rear. T.V. point. Double fitted wardrobe. Carpet.

### **En-suite shower room**

5'5" x 6'2" (1.67m x 1.88m)

Window to rear. White WC and wash hand basin with vanity shelf and mirror above. Recessed shower cubicle with dual head shower. Extractor. Spotlights. Wall light. Vertical chrome towel radiator. Tiling to walls. Tiled flooring.

### **Bedroom 3**

2.75m x 3.56m

Window to front. Double smoked glass mirrored wardrobes. Laminate flooring.

### **Outside**

There is an allocated parking space to the front of the property, guest parking and communal garden ground. There is a drying green to the rear of the apartments.

### **Extras**

All fitted carpets, floor coverings and fridge/freezer are included in the sale price.

### **Heating and glazing**

Gas central heating and double glazing.

### **Services**

Mains gas, electricity, water and drainage.

### **Factors**

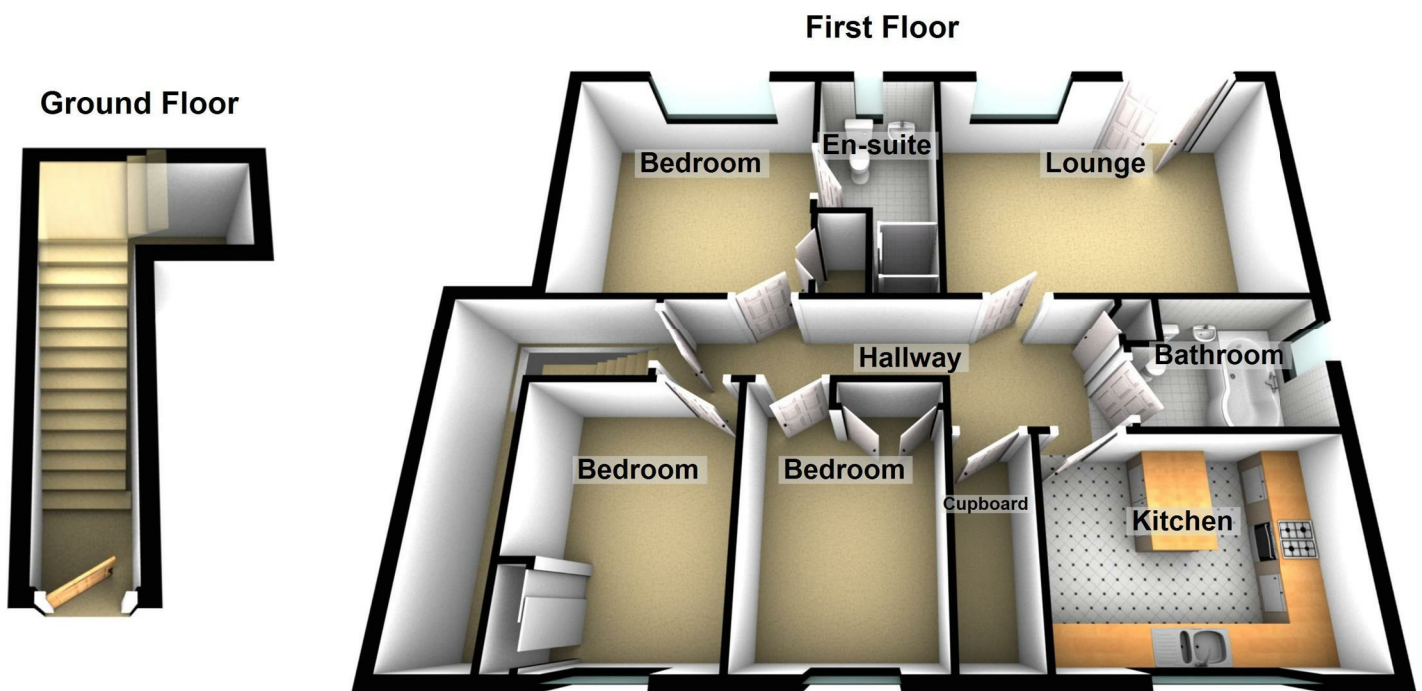
The factoring charge is currently £20 per calendar month payable to the Residents Association.

### **EPC Rating C**

### **Council Tax Band D**







### Energy Efficiency Graph

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	

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