

**31 Countess Park, Slackbuie, IV2 6FB**  
**Offers over £198,000**

Stunning panoramic views over the City are enjoyed from this contemporary 2 bedroom (one en-suite) first floor apartment, within a three storey block, situated in the popular Slackbuie area of Inverness, within easy reach of all amenities city life has to offer.

The home was built by Tulloch Homes Limited to their Evelix design and benefits from the remainder of the NHBC Insurance Cover.

There is communal parking to the front and communal garden ground surrounding the 3 storey block of which the apartment forms part. This is an excellent opportunity for a first-time buyer.

The spacious accommodation comprises a L-shaped hallway, lounge, kitchen/diner, two bedrooms (one en-suite) and bathroom.

The home is within walking distance of Asda Superstore and within easy reach of the city centre, Inshes Retail Park, Beechwood Business Park and Raigmore Hospital. It is conveniently located for the Southern Distributor Road which gives access over to the Inverness Leisure centre and Bught Park.

A bus service runs to and from the city centre where an extensive range of leisure, retail and business facilities can be found.

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

Viewing highly recommended.

#### **Communal entrance**

The entrance door opens into the communal hallway with a staircase to the first floor. Security entry system.

#### **L-shaped hallway**

4'7" x 13'6" x 12'1" x 3'11" ( 1.41m x 4.13m x 3.70m x 1.20m)

Doors to lounge, bathroom and two bedrooms. Two storage cupboards, one housing the electrics. Smoke alarm. Entry telephone. Carpet.

#### **Lounge**

11'10" x 13'6" (3.62m x 4.13m)

Window to front with panoramic views. T.V. point. Smoke alarm. Carpet.

#### **Kitchen/diner**

8'9" x 12'9" (2.69m x 3.89m)

Window to front. Wall and base units with worktop and splashback. Stainless steel 1 ½ bowl sink with

right hand drainer. Integrated electric hob, extractor and oven. Free standing fridge/freezer. Bosch washing machine. Cupboard housing the Potterton central heating boiler. Heat alarm. Vinyl flooring.

#### **Bathroom**

6'9" x 8'8" (2.08m x 2.66m)

Window to side. White WC and wash hand basin set in vanity unit. Bath with mains shower above, shower screen and tiling around bath. Extractor. Vinyl flooring.

#### **Bedroom 1**

8'9" x 8'7" (2.67m x 2.62m)

Window to rear. Carpet.

#### **Bedroom 2**

12'1" x 11'7" (3.69m x 3.55m)

Window to rear. Double mirrored wardrobes. Spotlights. Carpet.

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

4'5" x 7'3" (1.35m x 2.22m)

White WC and wash hand basin set in vanity unit. Recessed mirror. Recessed shower cubicle with Mira Jump electric shower and tiling. Extractor. Vinyl flooring.

#### **Outside**

There is communal parking to the front, communal garden ground surrounding the block, drying green and bin store.

#### **Extras**

All fitted floor coverings and washing machine are included in the price. Furniture available under separate negotiations.

#### **Heating and glazing**

Gas central heating and double glazing.

#### **Factoring**

The Factors are Games Gibb and the quarterly factoring charge ranges from £280 - £420 which includes buildings insurance.

#### **Services**

Mains gas, electricity, water and drainage.

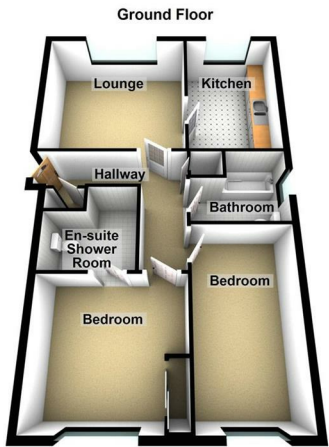
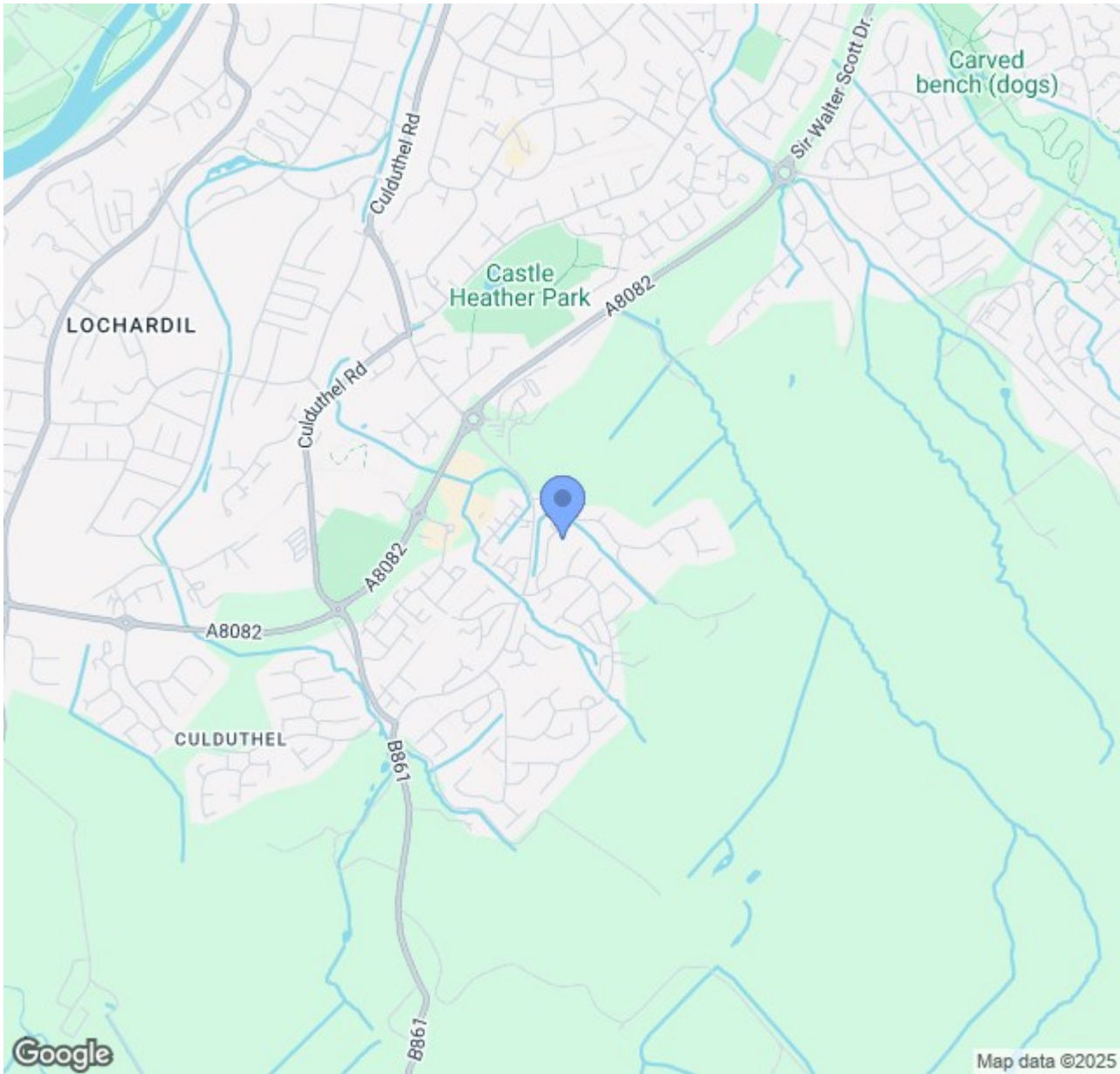
#### **EPC Rating C**

#### **Council Tax Band D**

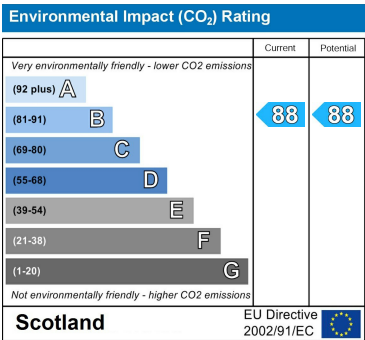
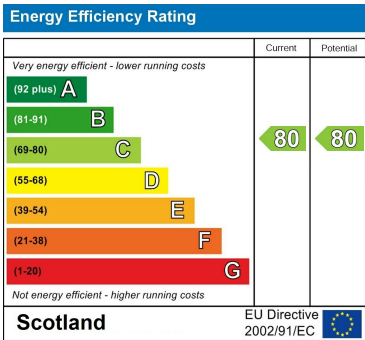




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.