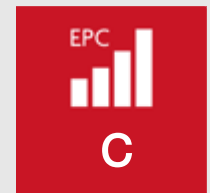
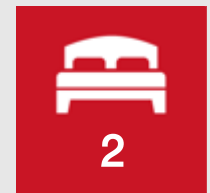
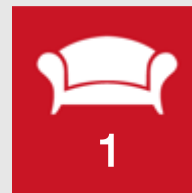




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12a Castlehill Court, Inverness,  
Highland IV2 5GS







## Summary

Located in the sought-after Cradlehall area, this beautifully presented flat offers spacious, modern living—perfect for first-time buyers or investors. The generous lounge overlooks communal grounds and includes space for dining. The newly fitted kitchen comes fully equipped with integrated appliances and space for a washing machine. Both double bedrooms feature built-in wardrobes, and the contemporary bathroom includes a mains-fed shower over the bath. Additional storage is provided by a deep lounge cupboard and hall cupboard. Further benefits include gas central heating, double glazing, ample communal parking, and immediate availability.

## Features

- Beautifully presented 2 bedroom ground floor flat
- Immaculate, modern kitchen and bathroom
- Sought after Cradlehall area, Inverness
- Lounge/diner, kitchen, bathroom
- Ideal first time buy or investment property
- Double glazing, gas central heating
- Ample parking available
- EPC Band: C
- Floor area: 65m<sup>2</sup>
- Council Tax: Band C

## Room Measurements

Lounge: 3.48m x 5.20m (11'5" x 17'1")

Kitchen: 2.19m x 2.89m (7'2" x 9'6")

Bedroom 1: 3.63m x 3.41m (11'11" x 11'2")

Bedroom 2: 3.10m x 2.99m (10'2" x 9'10")

Bathroom: 2.00m x 1.99m (6'7" x 6'6")





Extras: All fixtures and fittings, including light fittings, curtains, curtain poles and window blinds. Integrated gas hob, electric oven, extractor, microwave and fridge/freezer.











Maintenance Charge: There is a factoring charge of approximately £310 bi annually for the maintenance of the green areas, roof and guttering clearing, it also includes building insurance.





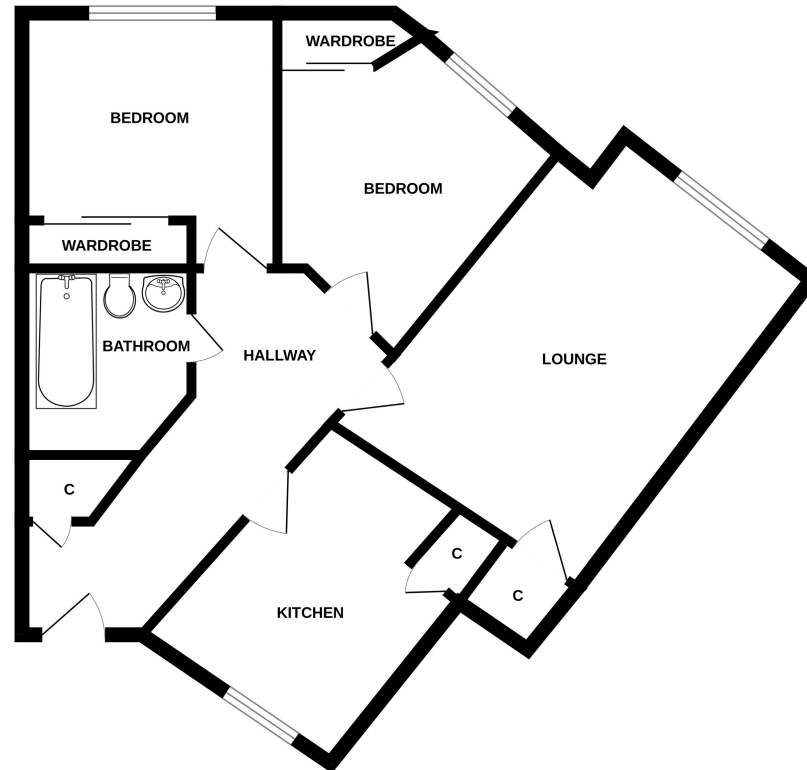
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# Floorplan

## 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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