

37 Hedgefield House

CULDUTHEL ROAD, INVERNESS, IV2 4FN



Stunning two-bedroom, two-bathroom apartment in the much sought after Hedgefield House executive development



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This is a stunning two-bedroom, two-bathroom executive apartment in the much sought-after Hedgefield House development, just under a mile from the city centre, in a leafy residential setting. You can tell this is a luxury development from the moment you arrive at the tree-lined driveway leading to residents' parking. The buildings are surrounded by beautiful lawns, landscaped gardens and protected woodland.

THE LOUNGE



Inside, the property comprises:

- Generous hallway leading to a useful entrance foyer
- Spacious bright lounge with French doors to the Juliet balcony
- Fully equipped kitchen with breakfast seating area, extra overhead storage, integrated Bosch appliances and Hotpoint washing machine

THE KITCHEN



Fully equipped kitchen with breakfast seating area





- Two double bedrooms
- En-suite shower room to the master bedroom
- Family bathroom with shower over bath

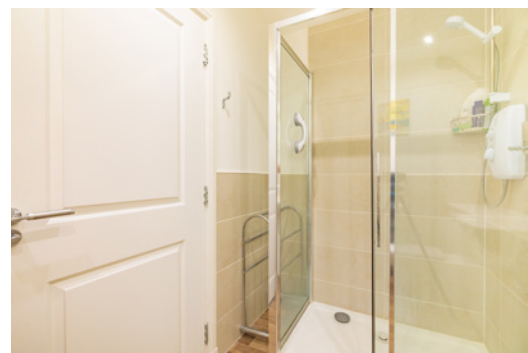
THE BATHROOM



BEDROOM 1



En-suite shower room to the master bedroom



BEDROOM 2



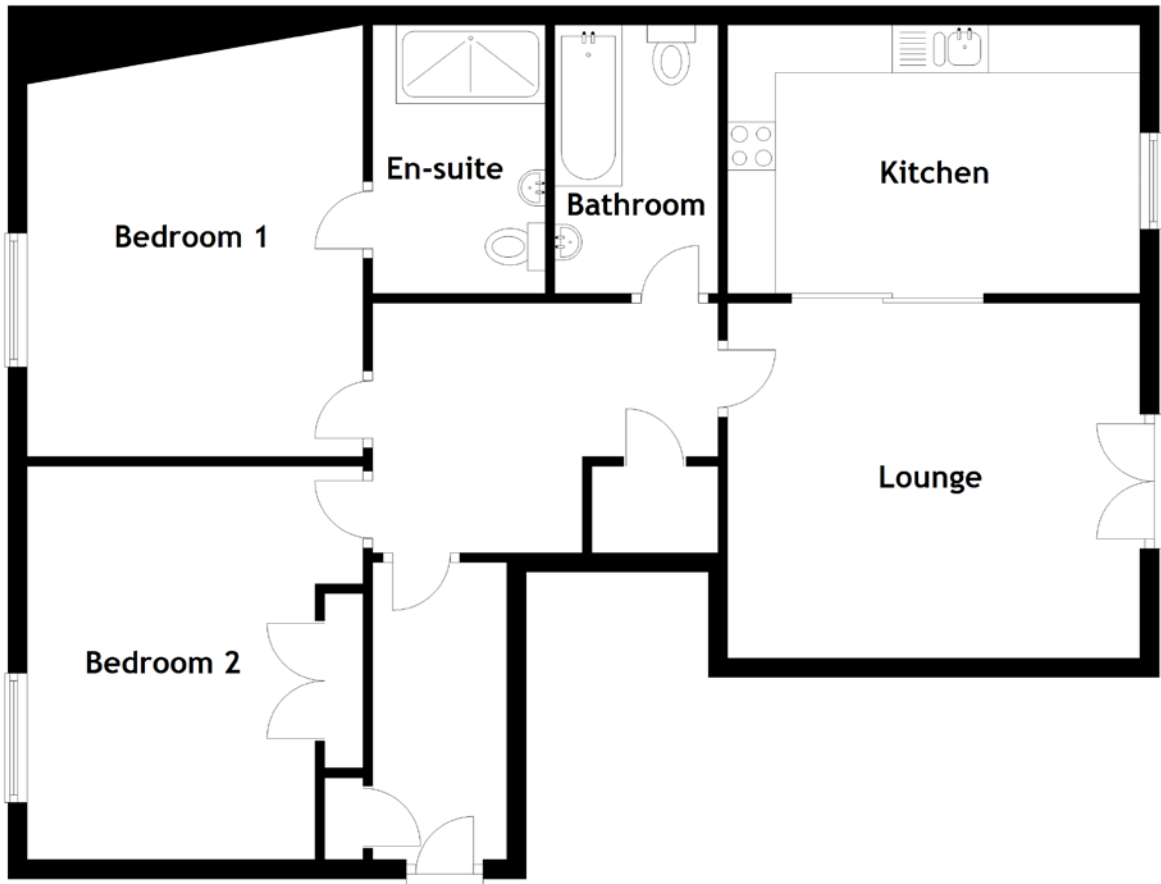
In addition, the property includes a lockable storage area located on the communal landing outside the front door, a secure main door entry system and residents' parking

This is a brilliant opportunity for anyone wanting a gorgeous Highland base or a very lucrative holiday let investment due to the luxury surroundings and grade-A location for all the facilities Inverness and further afield have to offer.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

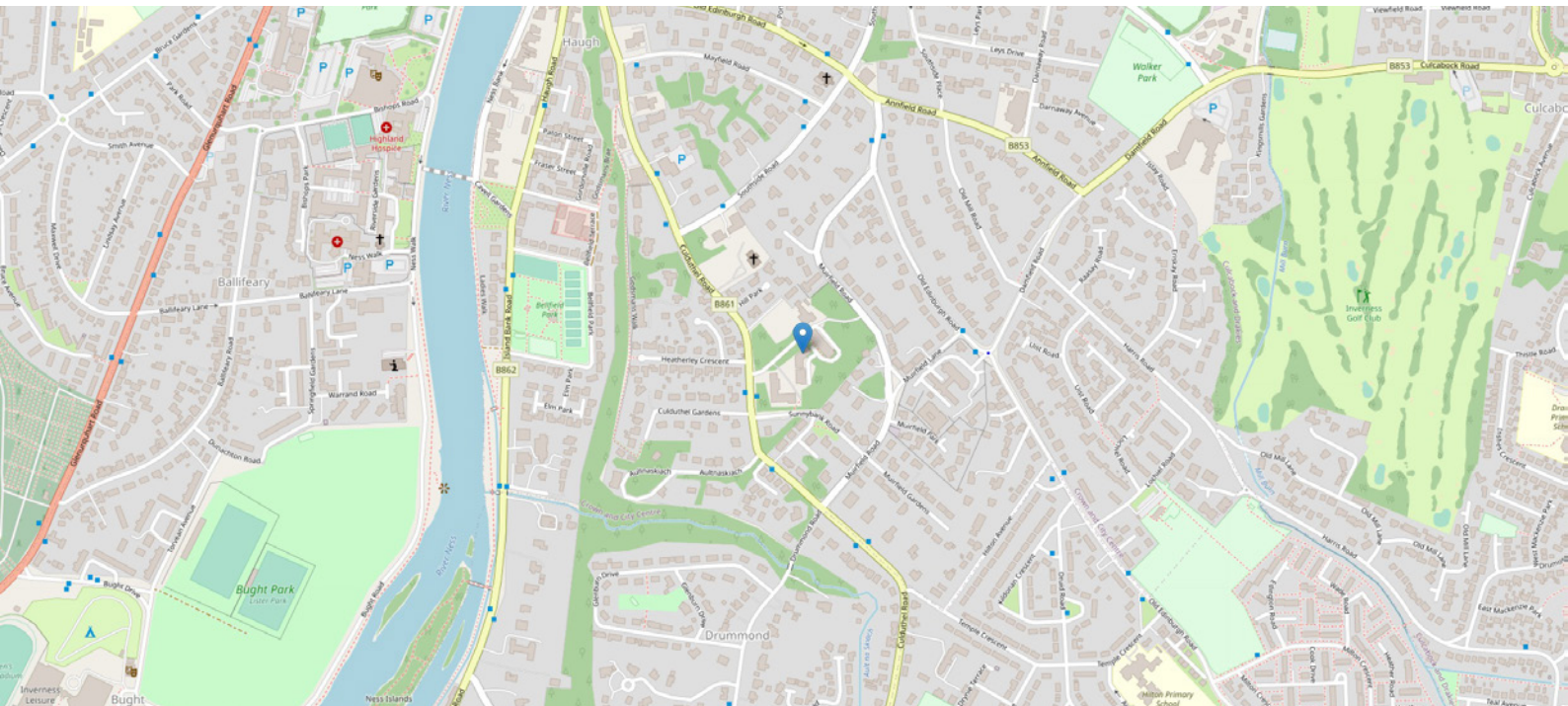


Approximate Dimensions (Taken from the widest point)

Lounge 4.30m (14'1") x 3.70m (12'2")
 Kitchen 4.30m (14'1") x 2.80m (9'2")
 Bathroom 2.70m (8'10") x 1.70m (5'7")

Bedroom 1 4.50m (14'9") x 3.50m (11'6")
 En-suite 2.80m (9'2") x 1.80m (5'11")
 Bedroom 2 4.10m (13'5") x 3.50m (11'6")

Gross internal floor area (m²): 80m² | EPC Rating: B



THE LOCATION

Hedgefield House is an executive development around 1 mile from the centre of Inverness, the capital of the Highlands. The property is well-served by excellent local bus services to most parts of the city. It is within reach of Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym, Beechwood Business Park and ASDA supermarket. Excellent Schooling is available at Crown Primary and Millburn Academy. Inverness College and The University of the Highlands & Islands offer opportunities for further education.





The High street and city centre are around 5 minutes by car, 7 minutes by public transport and just under 15 minutes if walking. Inverness provides all the attractions and facilities one would expect to find in a thriving city environment such as retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. Other facilities close by include Eden Court Theatre, Bught Park, Inverness Leisure and Sports Centre, Inverness Ice Centre and Inverness Tennis and Squash Club. Inverness is acknowledged as one of the fastest-growing cities in Europe and is well connected by road, rail and air to other UK and overseas destinations, with daily flights to and from London Gatwick.

The Scottish Highlands are renowned for their outdoor pursuits, with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the northwest Highlands often referred to as the last great wilderness in Europe, is also accessible, with this area boasting some of the most beautiful beaches and mountains in Scotland.



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