



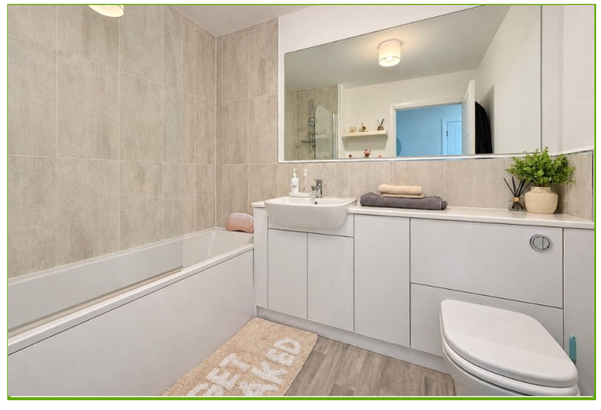












Broomhall Court, Inverness,
Highland, IV2

Offers Over: £205,000

Tenure: Freehold

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The Property Ombudsman

Broomhall Court, Inverness, Highland, IV2

Offers Over: £205,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C

Beautifully presented two-bedroom flat in a popular Inverness location, offering contemporary interiors, a spacious lounge, modern fitted kitchen and the added benefit of an en-suite shower room. An ideal opportunity for first-time buyers, professionals or those looking to downsize.

Lounge
14'11" x 12'2" (4.55m x 3.7m)
A bright and generously proportioned reception room, offering an inviting space for both relaxing and entertaining. A large window allows natural light to fill the room, while the neutral decor and soft carpeting create a welcoming atmosphere. There is ample space for a range of lounge furnishings, with a contemporary feature wall providing an attractive focal point.

Kitchen
10'11" x 10'4" (3.33m x 3.15m)
Fitted with a modern range of gloss-fronted wall and base units, complemented by contrasting work surfaces and matching splashback. Integrated appliances include a gas hob, oven and extractor hood, with a stainless steel sink positioned beneath the window. There is additional space for freestanding appliances, including a washing machine and fridge freezer.

Bedroom 1
9'9" x 10' (2.97m x 3.05m)
A well-proportioned double bedroom, attractively presented in neutral tones and offering space for additional bedroom furnishings. French doors provide an appealing outlook and allow plenty of natural light into the room. The bedroom further benefits from fitted mirrored wardrobes, providing excellent storage, and direct access to the en-suite shower room.

En-Suite
5'1" x 7'9" (1.55m x 2.36m)
A contemporary shower room fitted with a white suite comprising a wash hand basin set within a vanity unit, WC and separate shower enclosure with glazed sliding doors. Complementary full-height tiling in a warm neutral finish completes the room.

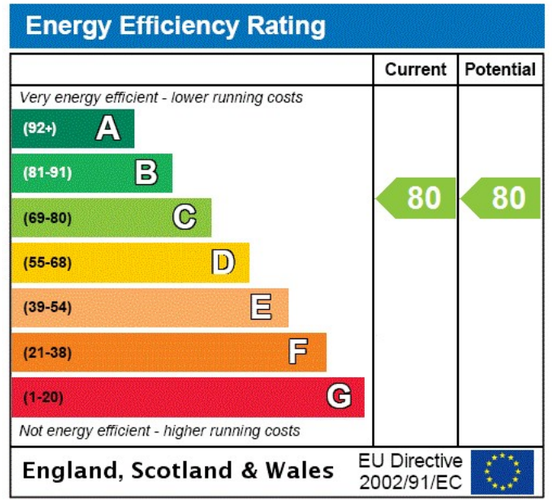
Bedroom 2
9'8" x 11'8" (2.95m x 3.56m)
A versatile second bedroom, currently utilised as a home office and dressing room, offering flexibility to suit a variety of needs. The room benefits from a window overlooking the surrounding area, neutral décor and fitted carpeting, with ample space for bedroom furniture or a dedicated workspace.

Bathroom
6'2" x 7'8" (1.88m x 2.34m)
Fitted with a modern white suite comprising a bath with shower attachment, wash hand basin set within a useful vanity unit and WC. A large wall mirror, neutral wall tiling and complementary wood-effect flooring create a clean and contemporary finish.

External
The property is set within an established residential development, with an attractive approach featuring a neatly maintained lawn and paved pathway leading to the entrance. The development further benefits from established landscaping and resident parking, creating a pleasant and welcoming setting.

Location
Broomhall Court is situated within a popular residential area of Inverness, conveniently positioned for access to the city's extensive amenities. Inverness city centre offers a wide selection of shopping, restaurants, cafes and leisure facilities, together with excellent transport connections by road, rail and bus. A range of local amenities, schooling and recreational facilities are also available within the surrounding area, making this a convenient location for a variety of purchasers.

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For full EPC please contact the branch.

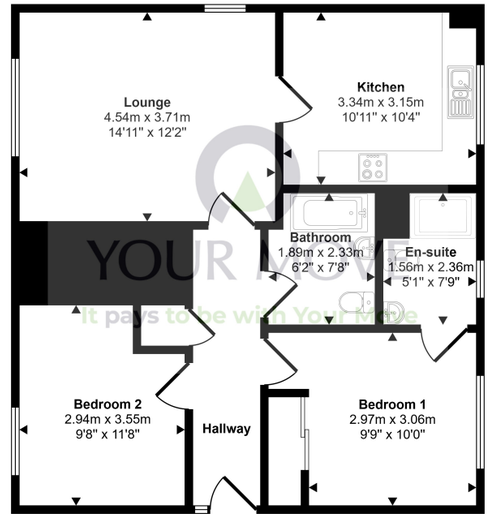
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All Measurements
All Measurements are Approximate.

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

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Approx Gross Internal Area
67 sq m / 716 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.