



4 Willowbank, Islands Court, Island Bank Road,
Inverness

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

4 Willowbank Islands Court Island Bank Road, Inverness IV2 4SB

A beautifully appointed 'B' Listed first floor apartment located within close proximity to the city centre and the scenic River Ness.

Inverness City Centre 0.7 miles, Inverness Airport 10.5 miles (mileages are approximate).

Entrance hall | Sitting room | Kitchen | Utility WC | 2 Store rooms | Principal bedroom with dressing room and en suite bathroom | 1 Further bedroom with en suite shower room
Communal garden grounds | Residents parking

EPC Rating: C

The property

This attractive 'B' Listed two-bedroom upper flat forms part of the prestigious Willow Bank building situated in a Conservation Area and occupying a prime location in the Highland capital whilst enjoying close proximity to the River Ness. It offers well-presented, light-filled and flexible accommodation and benefits from beautifully manicured communal gardens along with resident and guest parking.

The staircase leads up to the top floor and main entrance. The airy hallway flows through the accommodation, which benefits from several convenient built-in storage rooms, a WC, and a utility room with fitted units, space for appliances, and a sink. The generous 22 ft. sitting room with its dual aspect and walk-in bay offers an ideal living space. Adjacent is a well-appointed kitchen with plenty of space to dine and a wide range of fitted wall and base cabinetry and integrated appliances.

The two well-proportioned bedroom suites with neutral décor complete the accommodation. The bright principal bedroom benefits from a dedicated dressing room with an I-shaped array of built-in wardrobes and storage and a bathroom, whilst the second bedroom enjoys the use of an en suite shower room.

Outside

The property resides within an enviable setting beside the River Ness and forms part of an exclusive development within this fine period building. There is parking available for both residents and guests. Neatly manicured communal garden grounds surround the building, with low-level stone walls, lush level lawns and a wide range of mature and colourful shrub planting and topiary. A brick-laid pathway flows through the lawn to the main entrance door.

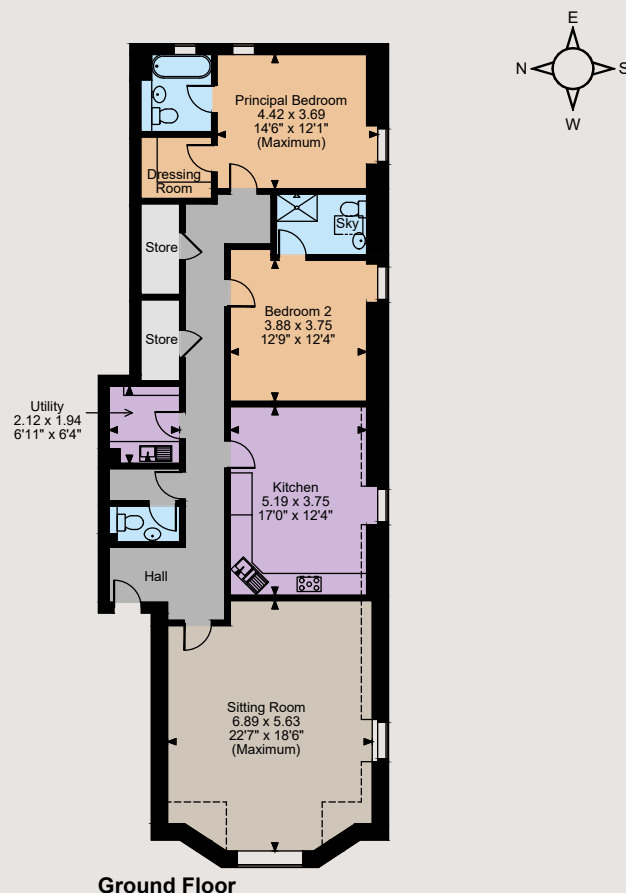
Location

The home enjoys a highly desirable and picturesque setting with easy access to the tree-lined walk to the Ness Islands, Bellfield Park and the vast array of commercial, educational, retail and service facilities of Inverness, together with its mainline railway station and international airport offering regular domestic and European flights. There is also easy access to the Cairngorms National Park which offers a plethora of hiking, cycling, riding, fishing, swimming and kayaking opportunities. Convenient road links further afield are easily accessible via the nearby A9.





Floorplans
House internal area 1,424 sq ft (132 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

What3words - ///holly.sentences.usage

From Bridge Street, Inverness take the B862 onto Island Bank Road. Continue along this road passing Bellfield Park and take the next left into Island Court where you find the apartment located.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Gas-fired heating.

Council Tax: Band F

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Tenure: Freehold

Factoring Fees which are approximate:

Services: £9.24 per quarter (per owner).

Building insurance: £215.86 per quarter (per owner).

Cleaning and ground charges: £96.52 per quarter (per owner).

Guide Price: Offers over £335,000

Inverness

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