



Innes & Mackay

## 46A WADES CIRCLE, MILTON OF LEYS, INVERNESS IV2 5JG

- TWO BEDROOM FIRST FLOOR FLAT
- LOCATED IN THE POPULAR MILTON OF LEYS AREA OF INVERNESS
- OPEN VIEWS ACROSS CITY
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUY/BUY TO LET INVESTMENT

Offers Over  
**£160,000**



## PROPERTY DESCRIPTION

Viewing comes highly recommended for this first floor flat located in the popular Milton of Leys area of Inverness. With lovely open views across the city, this two bedroom flat which is decorated in neutral tones throughout and in walk in condition, offers anyone looking for a first time buy or a buy to let investment.

## LOCATION

The property is situated within the Milton of Leys area of Inverness and is conveniently located for easy access to the main routes south and east from Inverness. There are amenities available at the nearby Milton of Leys shopping area including a general store, takeaway and pharmacy. Further amenities can be found at Inshes Retail park including 2 supermarkets, a fuel station and a range of shops. Located close by is also Raigmore Hospital and Police Headquarters. With its close proximity to Inverness and regular transport, it provides an ideal location. Inverness Airport is about 11 miles away. Primary schooling is available at Milton of Leys Primary and secondary education is available at Millburn Academy.

## ENTRANCE HALL

The entrance hall is laid with laminate and open to the staircase. This spacious hallway also provides ample space for shoes and coats. A cupboard also houses the electric meters.

## LANDING

Carpeted stairs leads to the hallway which provides access to the two bedrooms, bathroom and lounge. There is a single cupboard and hatch to loft space providing ample storage.

## LOUNGE

**4.23m x 3.17m (13'10" x 10'4" )**

The lounge, located to the front elevation, is a lovely bright and spacious room, enjoying views out across the city to the hills beyond. This room is laid with laminate and provides access to the kitchen.

## KITCHEN

**3.12m x 2.42m (10'2" x 7'11" )**

The kitchen is laid with laminate and fitted with a combination of wall mounted and floor based units with work top, 1 1/2 stainless steel sink with drainer, integrated Bosch oven with gas hob, extractor hood, fridge freezer and washing machine. There is a window to the rear elevation.

## BEDROOM 1

**3.51m x 2.91m (11'6" x 9'6" )**

Bedroom one is a lovely bright room located to the front elevation and enjoys views out across the city and beyond. This room which is fitted with laminate flooring, benefits from built in double wardrobes located behind sliding mirrored doors.



## BEDROOM 2

3.13m x 2.74m (10'3" x 8'11" )

The second bedroom is a double room located to the rear elevation and benefits from a single built in wardrobe providing hanging rail and shelving. Laminate flooring completes this room.

## BATHROOM

2.54m x 2.08m (8'3" x 6'9" )

The bathroom is furnished with a modern suite comprising a vanity unit housing the WC and wash hand basin. The bath has a mains shower over with screen to the side. With a window to the rear, the bathroom has attractive tiling giving a pleasing finish, together with a shaver point, extractor fan and mirror. Vinyl flooring completes this room.

## HEATING

Gas central heating.

## GLAZING

Double glazing.

## PARKING

Ample shared parking to the front.

## FACTORING

There is an factoring fee payable of approximately £41.60 per month which covers the maintenance and upkeep of the communal grounds together with the

buildings insurance.

## SERVICES

Mains water, drainage, gas, electricity, telephone and TV points.

## EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings and furniture is included in the sale.

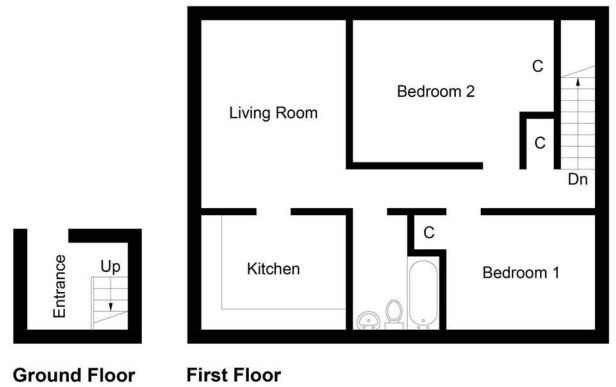
## EPC BAND - C80

## COUNCIL TAX BAND - C

## VIEWING ARRANGEMENTS

Viewing through Innes and Mackay Property department 01463 251200.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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