



Innes & Mackay

46 MEADOW WOOD ROAD, INSHES,
INVERNESS, IV2 5JZ

- MODERN CONTEMPORARY FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- IDEAL FOR THE FIRST TIME BUYER
- CLOSE TO ALL LOCAL AMENITIES
- OWN ENTRANCE
- AIR SOURCED HEATING

OFFERS OVER
£175,000



DESCRIPTION

Only by viewing this desirable two bed first floor flat, will one appreciate the comfortable accommodation the property has to offer. The flat built approximately four years ago by Springfield, benefits from an open plan living area incorporating a modern fitted kitchen with space for dining. Ideal for the first time buyer or with excellent letting potential due to this location, the property boasts air sourced heating together with gas central heating and there is allocated parking to the rear.

LOCATION

Meadow Wood Road is a recently completed development off Drumossie Road within walking distance of many local amenities and facilities. Easy access is gained from here onto the A9 to both the North and South. There are excellent local amenities at the nearby Inverness Retail Park, including Tesco, restaurants, home stores, cinema and health clubs. There is a regular bus service to and from the City Centre as well as further afield such as Inverness Airport. Smithton and Culloden also provide excellent amenities such as restaurants, convenient stores, pharmacies, hairdressers and beauty salons.

ENTRANCE HALLWAY/LANDING

Contemporary front door opens into the entrance vestibule which has a window to the side and carpeted stairs

leading to the landing. Located off here are the two bedrooms, shower room and lounge. A built in cupboard provides good storage and a hatch opens into the unfloored loft space.

OPEN PLAN LIVING ROOM/KITCHEN

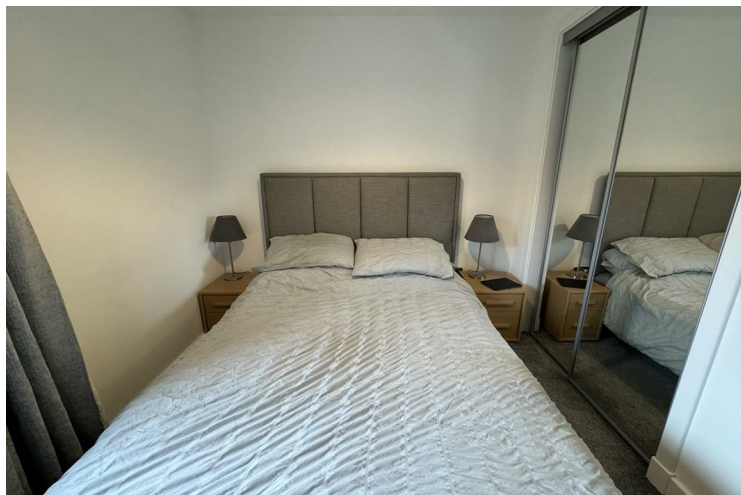
7.21m x 5.12m (23'7" x 16'9")

The open plan lounge/dining/kitchen area is a bright and spacious room by virtue of the windows to the rear providing a flood of natural light. Laid with laminate flooring, the kitchen is fitted with a range of modern floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the gas hob with electric oven under and extractor hood over. There is a one and a half bowl sink with drainer to the side. With space for dining and a window to the rear, the kitchen also has integrated dishwasher, washer/dryer and a fridge freezer.

SHOWER ROOM

2.66m x 1.75m (8'8" x 5'8")

The shower room is fitted with a dual flush WC, wash hand basin with drawers under and a walk in shower which houses a mains shower. Attractive tiling gives this room a pleasing finish. Window to the side, ladder style heated towel rail and laminate bathroom flooring complete the shower room.



BEDROOM 1

3.26m x 2.95m (10'8" x 9'8")

Bedroom one is a double room located to the front elevation and benefits from built in wardrobes located behind sliding mirrored doors. Carpet.

BEDROOM 2

3.24m x 2.92m (10'7" x 9'6")

The second bedroom is a double room located to the front and benefits from built in wardrobes located behind sliding mirrored doors. Carpet.

HEATING

Air sourced heat pump together with gas central heating.

GLAZING

Fully double glazed.

PARKING

Allocated parking.

COUNCIL TAX

Band C.

EPC

Band C80

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, integrated dishwasher, washer/dryer, fridge freezer, gas hob electric oven and cooker hood.

SERVICES

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

FACTORING

There is a monthly factoring fee of approximately £34.00 which covers the buildings insurance and communal garden areas.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay property department (01463) 251200.









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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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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