



Innes & Mackay

**9 GREENWOOD COURT,
MILTON OF LEYS, INVERNESS
IV2 6GL**

- TWO BEDROOM FIRST FLOOR FLAT
- LOCATED IN THE POPULAR MILTON OF LEYS AREA OF INVERNESS
- VIEWS ACROSS TO THE MORAY FIRTH
- CLOSE TO LOCAL AMENITIES
- AMPLE RESIDENTS AND VISITOR PARKING
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR

**OFFERS OVER
£145,000**



PROPERTY DESCRIPTION

This two bedroom first floor flat is situated in the highly popular Milton of Leys area of the city, close to local amenities and facilities. The flat comprises spacious lounge, kitchen, two bedrooms and bathroom. Benefiting from gas central heating and double glazing, this property would be ideal for the first time buyer or buy to let investor. Early viewing is recommended.

LOCATION

The property is located in the popular Milton of Leys area of Inverness and is within easy reach of Beechwood Business Park, Raigmore Hospital, the Police Headquarters and Inshes Retail Park. There is also easy access to the A9 North and South. Milton of Leys is situated approximately 4 miles south of Inverness city centre where a further range of amenities can be found. A bus service runs from Milton of Leys into the city centre and primary and secondary schooling can be found nearby together with a Co-op store, pharmacy and take away.

ENTRANCE

The private entrance opens to the staircase which proceeds to the landing.

STAIRCASE TO LANDING

The landing is laid with carpet and provides access to the lounge, kitchen, bathroom and two bedrooms. There is a hatch allowing access to the loft space.

LOUNGE

4.66 x 3.79 (15'3" x 12'5")

The lounge is a generous size with a window to the rear elevation, providing a good degree of natural light along with extensive open views out across the city and the hills beyond. Laminate flooring completes this room.

KITCHEN

4.09m x 2.29m widest points (13'5" x 7'6" widest points)

The kitchen is laid with vinyl and fitted with a combination of wall mounted and floor based units with work top, integral oven, gas hob, cooker hood, 1 1/2 bowl stainless steel sink with drainer, washing machine and fridge freezer. There is a storage cupboard housing the brand new gas combi boiler and a window to the front elevation.

BEDROOM 1

3.69 x 3.09 (12'1" x 10'1")

This double bedroom, located to the side, enjoys views across the City and Moray Firth. Laid with laminate, this room benefits from a double integral wardrobe with mirrored sliding doors providing ample storage.



BEDROOM 2

3.49 x 3.20 widest points (11'5" x 10'5" widest points)

Bedroom two is another double room laid with laminate. This room, located to the rear, also benefits from a double integral wardrobe with mirrored sliding doors.

BATHROOM

2.00 x 1.99 (6'6" x 6'6")

The bathroom is furnished with a wash hand basin with fitted storage, WC, bath with mains shower and extractor fan.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

Ample residents and visitor parking.

SERVICES

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

COUNCIL TAX BAND

Band C

EPC BAND

C80

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

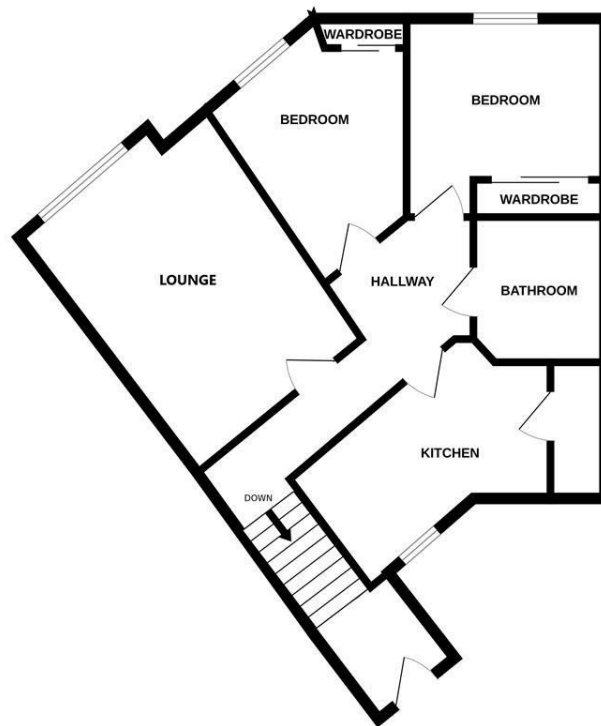
VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 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 contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 02/24

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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



Innes & Mackay