



Innes & Mackay

**36 Birchview Court, Inshes
Wood, Inverness, IV2 5WA**

- TOP FLOOR FLAT
- ONE DOUBLE BEDROOM
- OWN ENTRANCE
- QUIET CORNER LOCATION
- IDEAL BUY TO LET OR FIRST TIME BUY
- CLOSE TO LOCAL AMENITIES
- ELECTRIC HEATING
- DOUBLE GLAZED

**OFFERS OVER
£115,000**



DESCRIPTION

Located in the popular Inshes Wood district of the city close to local amenities, this one bedroom top floor flat offers anyone looking for a buy-to-let property or ideal for the first time buyer. The property which benefits from electric total control heating, has its own entrance, enjoys pleasing views out to the rear and only by viewing will one appreciate the generous accommodation this flat has to offer.

LOCATION

The property is located in the popular Inshes Wood district of Inverness. Local amenities can be found within walking distance in Cradlehall and include a convenience store, pharmacy, bakery, nursery, hairdresser, dental practice and a primary school. Further facilities can be found at Inshes Retail Park which has a selection of stores, supermarkets, a private gym and fast food outlets. There is a regular bus service into the City centre where a more comprehensive range of amenities can be found. Inverness has a train station with regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 10 miles away, offering a number of domestic and European flights. Raigmore Hospital also lies within easy access by cycle or car.

ENTRANCE HALLWAY

Front door opens into the entrance hallway which has carpeted stairs leading to the landing where the lounge, bedroom and bathroom are located off. A hatch provides access to the partially floored loft space and two cupboards provide good storage, one of which houses the hot water tank.

LOUNGE

5.63m x 3.16m (18'5" x 10'4")

The lounge is a lovely bright room located to the rear of the property and enjoys open views towards the wooded area. Laid with laminate flooring, this room has a door leading through to the kitchen.

KITCHEN

3.03m x 1.98m (9'11" x 6'5")

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the stainless steel sink with drainer to the side and below the work counter is the washing machine and there is a free standing electric cooker. Space for a fridge freezer, tiling between the units and vinyl flooring complete this room.

BEDROOM

3.21m x 3.08m (10'6" x 10'1")

The bedroom is a double room located to the front of the property and benefits from built in wardrobes located behind sliding doors. The wardrobes providing hanging rail and ample storage. Laminate flooring completes this room.

BATHROOM

1.98m x 1.98m (6'5" x 6'5")

The bathroom is furnished with a three piece suite comprising a WC, wash hand basin and bath with electric shower over with curtain to the side. Tiled above the bath, this room has a large wall mounted mirror with shelf below for storage. Laminate effect vinyl flooring and extractor fan complete the bathroom.

HEATING

Total control electric heating.

GLAZING

Fully double glazed.

PARKING

Allocated parking space.

COUNCIL TAX

Band B.

EPC

Band C71



EXTRAS INCLUDED

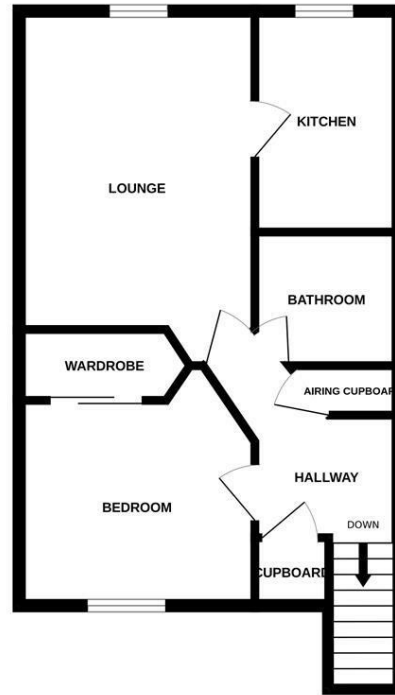
All fitted carpets, curtains, blinds, washing machine, electric cooker and fridge freezer. Other items may be available under separate negotiation.

SERVICES

Mains water, drainage, electricity, telephone and TV point.

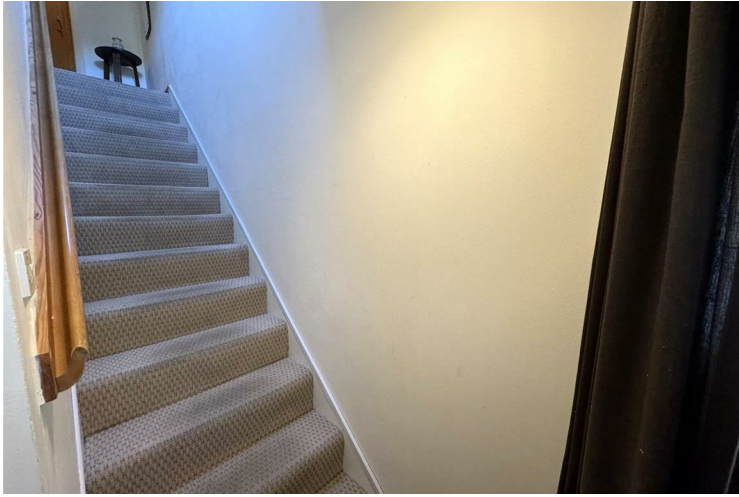
VIEWING ARRANGEMENTS

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



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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