



Innes & Mackay

85 ATHOLL PLACE, MILTON OF LEYS, INVERNESS, IV2 8EX

- FIRST FLOOR EXECUTIVE APARTMENT WITH STUNNING VIEWS
- LOCATED IN THE POPULAR MILTON OF LEYS AREA OF INVERNESS
- BRIGHT AND WELL PROPORTIONED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- BATHROOM AND EN-SUITE SHOWER ROOM
- SHARED BIKE STORE
- AMPLE PARKING

**OFFERS OVER
£220,000**



PROPERTY DESCRIPTION

Located in the popular Milton of Leys area of Inverness, this executive apartment would be ideal for a buy to let or professional couple. Enjoying beautiful uninterrupted views across the city, this modern and contemporary apartment offers generous accommodation including a comfortable lounge, kitchen with space for dining, two double bedrooms, ensuite shower room and bathroom. The property is decorated in neutral tones throughout and benefits from a shared bike store and ample parking.

LOCATION

Milton of Leys is a popular and sought after residential district approximately 4 miles south-east from the city centre of Inverness. A direct road connects Milton of Leys to the Wester Inshes roundabout and allows easier access to the city. Local amenities include a Co-op grocery store, pharmacy and takeaway. There are further amenities at Inshes Retail Park including two supermarkets, a chemist, post office and petrol station, garden store and Bannatyne's Health club. Beechwood Business Park, Police Headquarters, Lifescan and Raigmore Hospital are also within easy reach. There is also convenient access to the A9. Primary schooling is a five-minute walk away, at the newly built Milton of Leys Primary School. Secondary pupils attend Millburn Academy, for which there is a school bus service. There is

a regular bus service into the city and the city centre is only a short drive away providing an extensive choice of shopping, leisure and recreational activities associated with city living.

HALLWAY

The hallway is laid with carpet and provides access to the lounge, two bedrooms and bathroom. There are two deep cupboards providing ample storage.

LOUNGE

3.83m x 3.70m (12'6" x 12'1")

The lounge is a bright and comfortable room with french doors to the front elevation providing stunning views across the city. This room is laid with carpet and provides access to the kitchen.

KITCHEN

3.59m x 3.03m (11'9" x 9'11")

The modern kitchen is furnished with wall mounted and floor based units with quartz worktop, 1 1/2 bowl sink with drainer, ceramic hob and extractor hood. Integrated appliances include a fridge freezer, washer dryer and oven. This room is laid with vinyl flooring and has space for small dining furniture.

BEDROOM 1

3.47m x 3.17m (11'4" x 10'4")

The main bedroom is a well-proportioned double room laid



with carpet. There is a window to the rear elevation and full length integrated double wardrobe. Access is provided to the ensuite.

EN-SUITE

2.34m x 1.29m (7'8" x 4'2")

The en-suite is furnished with a wash hand basin, WC, shower cubicle with mains shower, heated towel rail and extractor fan. Vinyl flooring completes this room.

BEDROOM 2

3.40m x 3.15m (11'1" x 10'4")

Bedroom two is another double room, located to the rear elevation. This room is currently used as an office and benefits from a full length double wardrobe.

BATHROOM

3.07m x 2.09m (10'0" x 6'10")

The bathroom is laid with vinyl flooring and furnished with a wash hand basin, WC, bath with mains shower, heated towel rail and extractor fan.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Residents and visitors parking

COUNCIL TAX BAND - D

EPC BAND - B

SERVICES

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

EXTRAS INCLUDED

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

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200



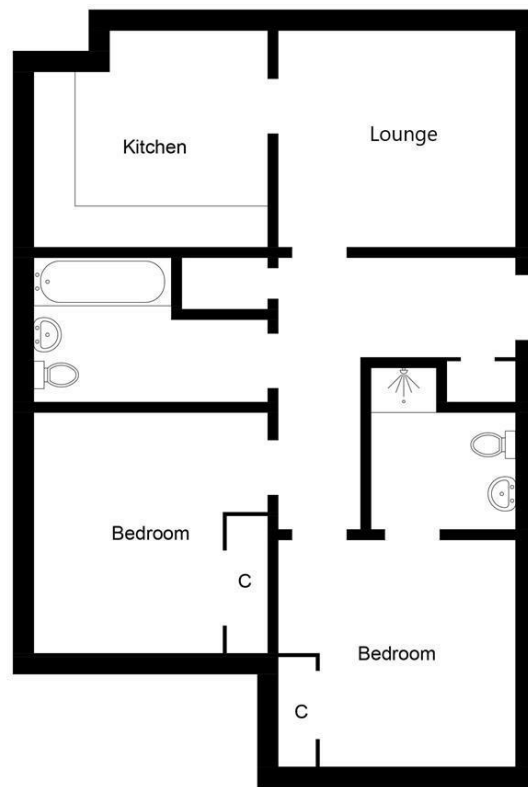


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184183)







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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