



Innes & Mackay

**30 Wester Inshes Court,  
Inverness, IV2 5HS**

- FIRST FLOOR COTTAGE FLAT
- TWO DOUBLE BEDROOMS
- PRIVATE ENTRANCE
- GAS CENTRAL HEATING
- LOVELY VIEWS TO THE HILLSIDE
- FANTASTIC LETTING POTENTIAL

**Offers Over  
£150,000**





## DESCRIPTION

Viewing comes recommended for this two bedroomed first floor flat offering well proportioned accommodation and benefitting from gas fired central heating. The lounge is a good sized room with window to rear and would provide space for a small dining table. The bedrooms are both double rooms both of which have been fitted with built-in wardrobes and the bathroom has been fitted with a white three piece suite and shower over the bath. Ideal for the first time buyer, this property also has excellent letting potential.

## LOCATION

The property is situated in the modern Wester Inshes development on the south east edge of Inverness approximately 2.5 miles from the city centre. The nearby Balloan Shopping Area includes a hairdresser, general store and a bar/diner and even closer is the well stocked Co-op store. Local amenities including Tesco Store, Bannatynes Health Club and various shops are all close at hand as is a church and McDonalds restaurant/drive through. Beechwood Business Park, the University campus and Raigmore Hospital are also close by. A regular bus service links the area with the city centre.

## ENTRANCE HALLWAY

Part glazed door opens into the carpeted entrance hallway which has a window to the side allowing a flood of natural light. Carpeted stairs lead up to the landing from where access is gained to the lounge, kitchen, bathroom and two bedrooms. Good storage is provided by two single built in cupboards and a hatch provides access to the loft space.

## LOUNGE

4.30m X 3.59m

The lounge which is laid with carpet, is a bright and airy, generous sized room with a window to the rear.

## KITCHEN

3.03m x 2.29m (9'11" x 7'6")

The kitchen is fitted with a good range of 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 pull out extractor hood above and located below the window is the sink with drainer to the side. There is space and plumbing for a washing machine along with room for a fridge freezer. Under unit lighting and laminate tiled flooring give this room a pleasing finish.

## BATHROOM

2.28m x 1.89m (7'5" x 6'2")

The bathroom is furnished with a three piece suite comprising a WC and wash hand basin set in a vanity unit with storage under and a bath with electric shower over and screen to the side. Attractive tiling above the bath and around the units give a pleasing finish. Vinyl flooring, extractor fan and wall mounted mirror complete this room.

## BEDROOM 1

3.98m x 2.70 (13'0" x 8'10")

Bedroom one is a double room located to the front elevation, laid with carpet and benefits from two built in wardrobes located behind sliding mirrored doors.

## BEDROOM 2

3.17m x 2.81m (10'4" x 9'2")

Bedroom two is another double room located to the front elevation, is laid with carpet and also benefits from a built in double wardrobe located behind sliding mirrored doors.

## HEATING

Gas central heating via a Combi boiler located in the kitchen wall mounted cupboard.

## GLAZING

Fully double glazed.



## **PARKING**

Shared parking in communal car park.

## **COUNCIL TAX BAND**

Band C

## **EPC**

Band C77

## **EXTRAS INCLUDED**

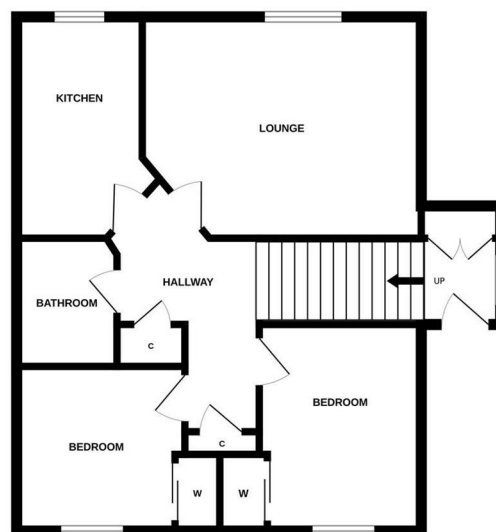
All fitted carpets, curtains, blinds, washing machine, gas hob, electric oven, cooker hood and fridge freezer.

## **SERVICES**

Mains water, drainage, electricity, telephone and tv points.

## **VIEWING ARRANGEMENTS**

Viewing is through Innes and Mackay 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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