



Innes & Mackay

19 King Duncans Gardens, Raigmore, Inverness, IV2 3UH

- ONE BEDROOM GROUND FLOOR FLAT
- CLOSE TO LOCAL AMENITIES
- DECORATED IN NEUTRAL TONES THROUGHOUT
- IDEAL FIRST TIME BUY/BUY TO LET INVESTMENT
- DOUBLE GLAZING
- ELECTRIC STORAGE HEATING

**Offers Over
£95,000**



PROPERTY DESCRIPTION

This one bedroom ground floor flat is located in the popular residential area of Raigmore Estate, close to local amenities. Decorated in neutral tones throughout, this property would be an ideal first time buy or buy to let investment. Accommodation comprises of lounge, kitchen, double bedroom and bathroom, along with double glazing and electric storage heating. Early viewing is recommended.

LOCATION

Situated within the popular Raigmore district of Inverness, the property is conveniently located within walking distance of the Golden Bridge giving easy access on foot/bicycle to the University Campus, Raigmore hospital, Stoneyfield Business Park and a variety of amenities located at Inverness Retail Park including Tesco, restaurants, home stores and cinema, making it an ideal home for anyone working within this area. Locally there is a convenience store, a primary school and the area is also served by a regular bus service to and from the City centre. The nearby Raigmore Interchange also provides access to the A9 North and South and the A96 towards Moray.

ENTRANCE VESTIBULE

Front door opens into the vestibule, laid with laminate flooring. There is a large storage cupboard and access is provided through to the lounge.

LOUNGE

4.62 x 2.95 (15'1" x 9'8")

The lounge is a good sized room with window to the front, allowing a good degree of natural light. Under-stair cupboard and laminate flooring completes this room.

KITCHEN

2.91 x 1.83 (9'6" x 6'0")

The kitchen is located off the lounge and is fitted with wall mounted and floor based units with worktop, ceramic hob with electric oven below and extractor hood above and stainless steel sink with drainer. There is also an under counter fridge freezer and washing machine, both of which are included in the sale. Vinyl flooring.

BEDROOM

2.96 x 2.92 (9'8" x 9'6")

The bedroom is a double room, with window to the side elevation. Laid with carpet, this room benefits from integrated wardrobes with sliding mirrored doors providing good storage.

BATHROOM

2.88 x 1.70 (9'5" x 5'6")

The bathroom is furnished with a WC, wash hand basin, bath with electric shower over and shower curtain to the side. There is a cupboard housing the hot



water tank, extractor fan and vinyl flooring completes this room.

HEATING

Electric storage heating.

GLAZING

Double glazing.

PARKING

Ample residents and visitor parking.

COUNCIL TAX BAND - A

EPC BAND - D

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, integrated appliances, washing machine and fridge freezer.

VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.



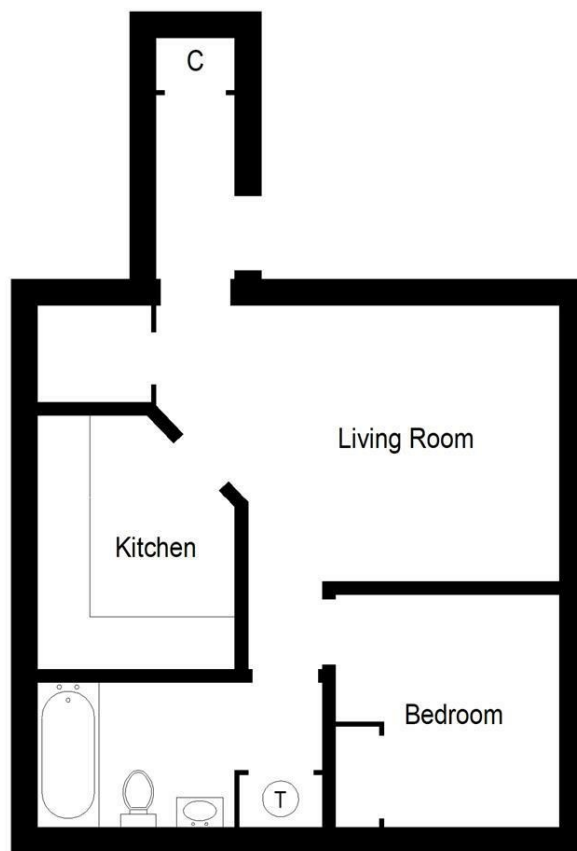


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1251125)

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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