

7 Old Edinburgh Court

Kingsmills, Inverness, IV2 4FD

Offers Over £120,000



- Immaculate ground floor one bedroom flat
- Upgraded and modernised throughout
- lounge/diner, kitchen, double bedroom and bathroom
- Ideal for first time buyers, rental or holiday let
- Allocated parking, visitors parking & bike store
- EPC Band D

This spacious one-bedroom flat is ideal for investors, first time buyers or those looking for a fabulous holiday home. Recently modernised and upgraded the property now boasts a newly fitted kitchen, bathroom and windows. Situated on the ground floor of an iconic listed building, it is ideally located close to Inverness city centre. The lounge is bright and airy, with high ceilings and windows on dual aspects. The fitted kitchen has a good amount of cupboard space with integrated electric hob, oven, extractor hood and under counter fridge/freezer. The washing machine is also included in the sale. The bedroom is well proportioned and benefits from windows on dual aspect and deep fitted wardrobes. The bathroom with mains shower over the bath completes the accommodation. There is a large cupboard in the living room which provides excellent additional storage. Upgraded electric heating has been installed throughout and there are double glazed sash and case windows. There is a secure entry system, an allocated parking space, visitor parking and communal bike and bin stores. Ideal purchase for those looking to get onto the property ladder, or are alternatively looking for a fantastic investment or holiday home.

Rooms

Lounge / Diner	(17' 5" x 16' 1") or (5.31m x 4.90m)
Kitchen	(9' 1" x 6' 9") or (2.76m x 2.07m)
Bedroom	(11' 3" x 11' 2") or (3.42m x 3.41m)
Bathroom	(6' 10" x 5' 5") or (2.09m x 1.66m)

Floor Space

40m²

Services

Mains electricity, water and drainage. Telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings. All curtain poles, curtains and window blinds. Integrated appliances including hob, oven, extractor hood, under counter fridge/ freezer. Washing machine.

Maintenance Charges

Approx. £120 per month including building insurance.

Tenure

Freehold

Entry

To be mutually agreed.

Viewing

To arrange a viewing of this property please contact Louise on 07796 673594 or 01463 233218.



GROUND FLOOR

