

40 Knocknagael

Slackbuie, Inverness, IV2 6BG

Offers Over £115,000



- Spacious 1 bedroom first floor cottage flat
- Compliant with current letting legislation
- Lounge, kitchen, double bedroom and bathroom
- Good storage throughout and ample parking
- Ideal starter home or investment
- EPC Band C

Fantastic one bedroom cottage flat located in a modern development in Slackbuie, Inverness. This well-appointed property is in walk-in condition throughout with neutral modern decor making it an ideal purchase for those looking to get their first step on the property ladder. The property is compliant with current letting legislation so would make a perfect investment. There is a bright and spacious lounge with a large picture window allowing plenty of natural light into the room. The kitchen has ample units with space for a free standing cooker, fridge/freezer and washing machine, which are all included in the sale. There is a sizeable bedroom which benefits from double fitted wardrobes and the bathroom, with shower over the bath, completes the accommodation. The hall offers 2 storage cupboards, including a walk in cupboard with loft hatch access. The loft has a Ramsey ladder and is partially floored. There is gas central heating and double glazing throughout. There is allocated parking with plenty of overflow spaces for extra vehicles.

Rooms

Lounge	(10' 3" x 15' 3") or (3.13m x 4.64m)
Kitchen	(6' 10" x 9' 1") or (2.09m x 2.77m)
Bedroom	(9' 11" x 11' 8") or (3.02m x 3.55m)
Bathroom	(7' 1" x 7' 4") or (2.16m x 2.24m)

Floor Space

48m²

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Extras

All fitted floor coverings fixtures and fittings, including all light fittings. Curtain poles and window blinds. Free standing electric cooker, fridge/freezer and washing machine.

Maintenance Charges

There is a maintenance charge of £8 per month which includes the buildings insurance and the maintenance of the communal grounds.

Council Tax

Band B

Tenure

Freehold

Entry

By mutual agreement.

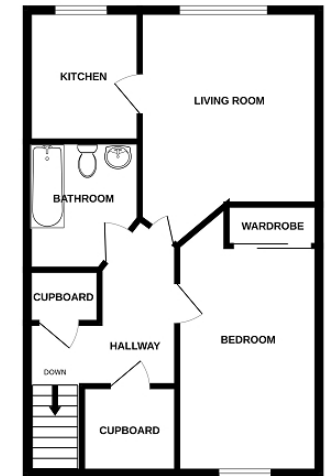
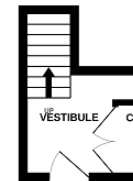
Viewing

To arrange a viewing of this property please contact Karine on 01463 233218.



GROUND FLOOR

1ST FLOOR



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