

21 KinCraig Drive

Milton of Leys, Inverness, IV2 6DQ

£160,000



- Fantastic 2 bed ground floor flat in sought after location
- Compliant with current letting legislation
- Lounge, kitchen, 2 double bedrooms, bathroom
- Off street parking and ample visitor spaces
- Ideal for first time buyers or investors
- EPC Band B

Fantastic opportunity to purchase a two bedroom ground floor flat in the sought after Milton of Leys area of Inverness. This well-appointed property is in walk in condition, with modern and stylish decor and bright and spacious rooms. There is a good size lounge with a large window overlooking the front. The kitchen has an integrated gas hob, electric oven and extractor. The fridge/freezer and washing machine are also included in the sale. There are two spacious double bedrooms, both with fitted wardrobes and the modern bathroom completes the accommodation. A hall cupboard provides additional storage and there is double glazing and gas central heating throughout. There are ample parking spaces for both residents and visitors. In good order throughout, this property would be ideal for first time buyers or perfect as an investment.

Rooms

Lounge	(9' 10" x 13' 5") or (2.99m x 4.08m)
Kitchen	(9' 7" x 7' 6") or (2.92m x 2.29m)
Bedroom 1	(9' 3" x 9' 8") or (2.82m x 2.94m)
Bedroom 2	(8' 10" x 8' 6") or (2.70m x 2.60m)
Bathroom	(6' 6" x 6' 2") or (1.97m x 1.87m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include gas hob, electric oven and extractor. Fridge/freezer and washing machine.

Services

Mains gas, electricity, water and drainage. Broadband and telephone.

Council Tax

Band C

Tenure

Freehold

Floor Area

54m²

Entry

By mutual agreement

Viewing

To arrange a viewing of this property please contact Louise on 07732836965 or 01463 233218

