

15a Birchbrae Drive

Kirkhill, Inverness, IV5 7QN

Offers Over £130,000



- Spacious 2 bedroom first floor flat
- Walk-in condition close to sought after Kirkhill Primary
- Lounge,kitchen/diner, two double bedrooms and family bathroom
- Ideal for investors or first time buyers
- Ample residents parking with additional for visitors
- EPC Band D

Fantastic opportunity to purchase an immaculate 2 bedroom first floor flat in the popular village of Kirkhill. This well-appointed property offers spacious accommodation and will appeal to many. There is a good sized lounge with dual aspect windows to the front. The fitted kitchen has integrated appliances including an electric hob, oven, extractor and dishwasher and fridge freezer. There is space for a washing machine. There is ample room for a small dining table and chairs. There are two double bedrooms both benefitting from fitted wardrobes and have ample space for free standing furniture. The family bathroom with shower over the bath completes the accommodation. There is double glazing and electrical central heating throughout with a large walk-in cupboard off the hallway. There is off street parking area is to the rear of the building. This property would make an ideal home for anyone wishing to live in a quiet and spacious flat with off street parking and easy access to all local amenities.

Rooms

Lounge/Kitchen	(28' 8" x 11' 8") or (8.75m x 3.56m)
Bedroom 1	(10' 1" x 8' 10") or (3.07m x 2.69m)
Bedroom 2	(11' 1" x 8' 9") or (3.38m x 2.67m)
Bathroom	(6' 4" x 8' 6") or (1.94m x 2.58m)

Floor Area
65m²

Services
Mains electricity, water and drainage.

Extras
Fixtures and fittings including all light fittings and all window blinds. Integrated electric oven, hob, and extractor, dishwasher and fridge freezer.

Council Tax
Band B

Tenure
Freehold

Entry
By mutual agreement

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



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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