

2 Leyton Drive

Hilton, Inverness, IV2 4HS

Offers Over £98,000



- Spacious 2 bedroom ground floor flat
- Ideal first time buy or investment property
- Lounge, kitchen, two bedrooms, bathroom
- Off street parking space, gardens to the front & side and door entry system
- Fully compliant with current letting legislation
- EPC Band E

Previously a successful rental, this well-presented property is perfect for first time buyers or investors. The bright lounge is a great size and has a dual aspect windows overlooking the garden area and has space for a small dining table and chairs. The stylish kitchen is well equipped with base and wall units, with an electric hob and oven, space for a fridge freezer and washing machine which is included in the sale. There are two double bedrooms, and the bathroom with electric shower over bath completes the accommodation. The property benefits from electric central heating and double glazing. There is good storage in the hallway with 3 good sized cupboards. The property benefits from a door entry system, parking space to the front, and garden grounds to the front and side which are laid to lawn and enclosed by trees and shrubs. This is the perfect flat for those looking to get onto the property ladder or alternatively a fantastic buy to let.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.

Rooms

Kitchen	(7' 10" x 10' 11") or (2.38m x 3.32m)
Lounge	(17' 10" x 10' 5") or (5.44m x 3.18m)
Bedroom 1	(14' 5" x 11' 0") or (4.40m x 3.35m)
Bedroom 2	(11' 3" x 9' 1") or (3.42m x 2.77m)
Bathroom	(4' 9" x 11' 0") or (1.45m x 3.35m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated gas hob & extractor, electric oven and dishwasher.

Services

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

Floor Area

67m²

Maintenance Charges

£36 pcm

Council Tax

Band A

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Louise on 07732 836965 or 01463 213288.

GROUND FLOOR

