

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds and fridge-freezer. Some items of furniture are available by separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

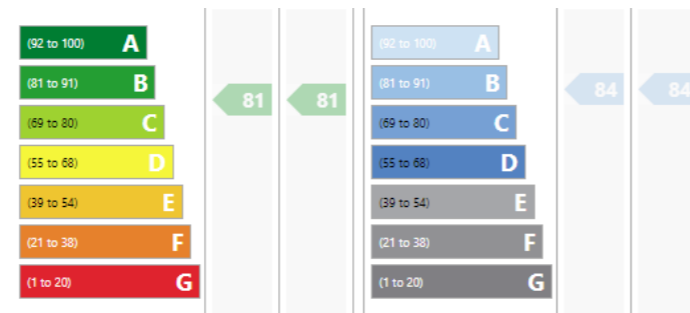
By mutual agreement.

Home Report

Home Report Valuation - £160,000
 A full Home Report is available via Munro & Noble website.

Factoring Fee

Approximately £64.39 per month. This includes buildings insurance and grass cutting.



**2 Wades Circle
 Inverness
 IV2 5JG**

A beautifully presented, two bedroomed first floor flat which has gas central heating, double glazed windows and resident's parking.

FIXED PRICE: £158,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Property Description

Located in a quiet position with partial views over the city, this attractive, two bedroomed first floor cottage flat is located in the desirable Milton of Leys area of the city and will suit a variety of potential purchasers including first time buyers, young professionals or those looking for a property with excellent rental potential. Offering bright and spacious rooms with neutral décor, this well-appointed property is in walk-in condition throughout and early viewing is recommended. The flat boasts its own independent access and comprises an entrance stairway and hall, two double bedrooms, with the principal bedroom having fitted double mirrored wardrobes, a modern bathroom and a cosy lounge which has room to accommodate a small table and chairs for dining. Completing the accommodation is the kitchen which is accessed via the lounge. This room is fitted with contemporary wall and base mounted units with worktops and splashback tiling, a sink with mixer tap and drainer, and an integral gas hob with extractor fan over and electric oven. Further pleasing features include gas central heating, double glazing, a hall cupboard, and a loft, which provides additional storage if required.

2 Wades Circle sits within a well-kept communal ground area and comes with residents parking, and plus additional parking for visitors. Local amenities at Milton of Leys include a chemist, a takeaway, a convenience store and a primary school, which are all within walking distance of the property. This location also enjoys easy access to Inshes Retail Park which offers supermarkets, a gym, church, and several retail and take away outlets. There is also a bus service which runs from Milton of Leys to the city centre where a more comprehensive selection of amenities can be found.

Rooms & Dimensions

Entrance Stairway

Hallway

Bedroom One

Approx 2.90m x 3.52m

Bedroom Two

Approx 3.15m x 2.75m

Bathroom

Approx 2.09m x 2.52m

Lounge

Approx 4.23m x 3.16m

Kitchen

Approx 2.40m x 3.15m

