



3 Birchview Court
Inshes, Inverness, IV2 5WA

£125,000



CURTIS 
MCKINNELL
ESTATE AGENTS



3 Birchview Court

Inverness, IV2 5WA

- GROUND FLOOR
- LOUNGE/DINER
- ELECTRIC HEATING
- COMMUNAL PARKING
- TWO BEDROOMS
- SHOWER ROOM
- DOUBLE GLAZED WINDOWS
- VIEWING RECOMMENDED

An opportunity to purchase a two bedroom ground floor flat located in a cul-de-sac in the popular Inshes Wood district of Inverness. The flat is comprised of an entrance hall, lounge, kitchen, two bedrooms and shower room. The property offers many pleasing features including double glazed windows, electric heating and communal off road parking. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including the first time buyer or those looking for a property with great letting potential.

LOCATION

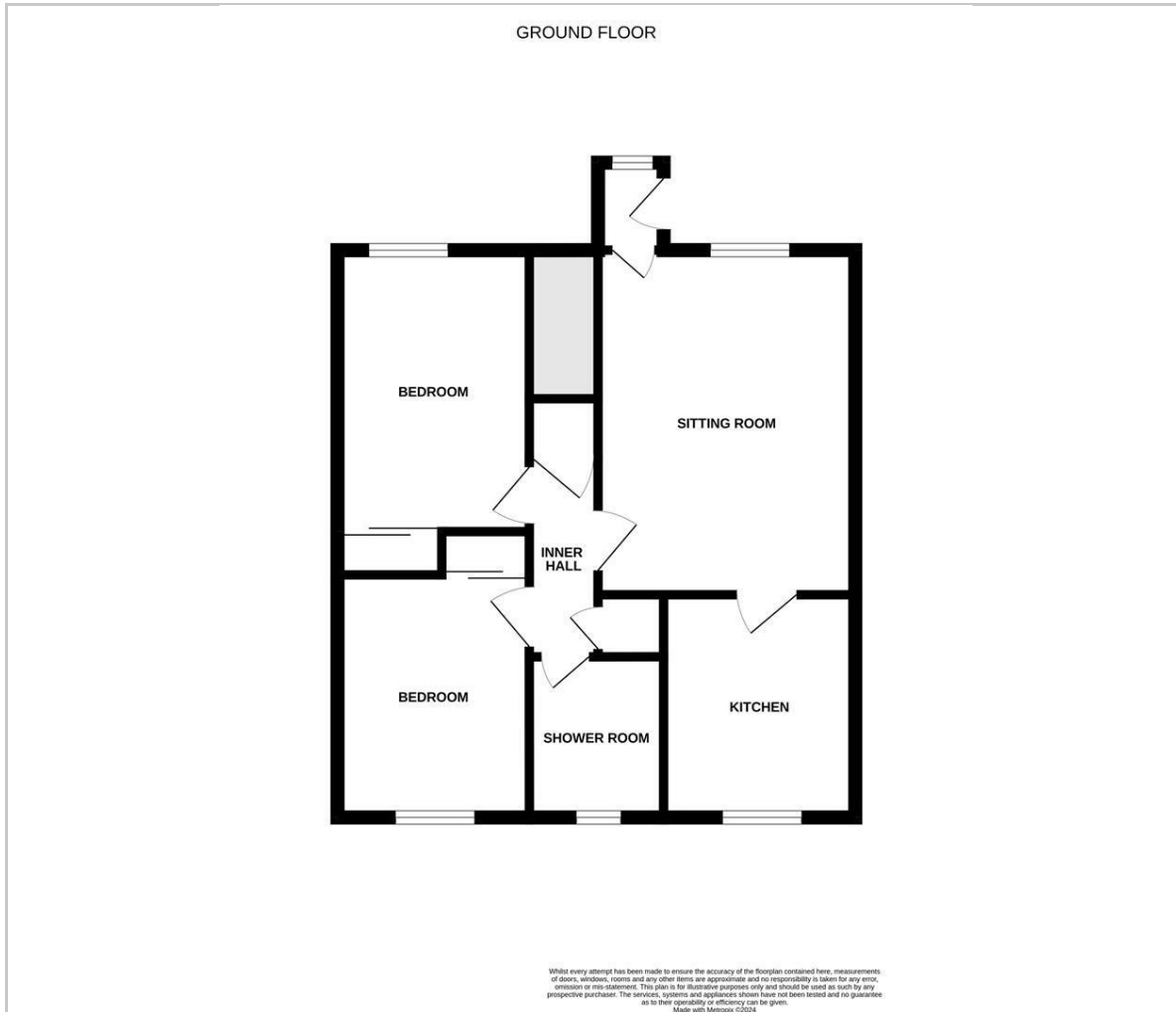
The property is located in the popular Inshes Wood district of Inverness. Local amenities can be found within walking distance in Cradlehall and include a convenience store, pharmacy, bakery, nursery, hairdresser, dental practice and a primary school. Further facilities can be found at Inshes Retail Park which has a selection of stores, supermarkets, a private gym and fast food outlets. There is a regular bus service into the City centre where a more comprehensive range of amenities can be found. Inverness has a train station with regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 10 miles away, offering a number of domestic and European flights. Raigmore Hospital also lies within easy access by cycle or car.

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ACCOMMODATION	
ENTRANCE PORCH	
LOUNGE/DINER	14'5" x 10'8" (4.40m x 3.27m)
KITCHEN	9'3" x 8'0" (2.83m x 2.44m)
BEDROOM ONE	11'8" x 7'11" (3.57m x 2.43m)
BEDROOM TWO	9'9" x 8'10" (2.99m x 2.71m)
BATHROOM	6'5" x 6'3" (1.98m x 1.92m)

Floor Plan



Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.
Council Tax Band: B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

