



Innes & Mackay

**4 Craigard Place, Scorguie,
Inverness, IV3 8PR**

- ONE BED MAISONETTE
- IDEAL LETTING POTENTIAL
OR FIRST TIME BUYER
- ELECTRIC PANEL HEATING
- GARAGE
- OWN GARDEN AREA

**Offers Over
£120,000**



DESCRIPTION

Situated in the established residential Scorguie area on the West side of Inverness, this pleasant one bedroomed, maisonette sits in a quiet cul-de-sac and would suit a first time buyer, or those looking for a property with excellent rental potential. The well-proportioned accommodation has its own independent access and benefits from double glazed windows, electric panel heating, garden grounds and an attached single garage.

LOCATION

Facilities nearest the property can be found at Charleston Shopping Centre which caters adequately for daily requirements and include a general store, post office, takeaway and salon. Education is provided at Muirtown Primary School or Charleston Academy, both of which are within easy walking distance. Inverness, the main business and commercial centre in the Highlands, is within very easy reach and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

GARDEN

This property benefits from its own driveway which leads to the single garage. To the side is a shared pathway with the neighbour, providing access to the rear garden which is laid to grass and enclosed with fencing.

ENTRANCE

Part glazed door opens into the entrance vestibule which is laid with carpet and has a patterned window to the side. A box houses the electrics and glazed door opens into the living room.

LIVING ROOM

3.87m x 2.90m (12'8" x 9'6")

The living room is a bright and generous sized room with window to the front and access via carpeted stairs to the upper landing. Located off this room is the kitchen.

KITCHEN

2.82m x 2.47m (9'3" x 8'1")

The kitchen is well fitted with a range of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the side is the one and a half bowl stainless steel sink with drainer to the side and there is a free standing electric cooker. Located below the work counter is the washing machine and fridge. A built in under stair cupboard provides good storage and there is a corner breakfast bar providing an area for dining. Laminate effect vinyl flooring completes this room.

FIRST FLOOR

Carpeted stairs lead up to the landing where the bathroom and bedroom are located off. There is a drop down hatch providing access to the loft space.

BEDROOM

3.11m x 3.09m (10'2" x 10'1")

The double bedroom located to the front elevation is laid with carpet and benefits from built in wardrobes providing hanging rails and storage. A further shelved airing cupboard houses the water tank.

BATHROOM

2.24m x 1.87m (7'4" x 6'1")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and bath with electric shower over and screen to the side. With a window to the side, and heated towel rail, attractive tiling above the bath gives a pleasing finish together with the Laminate effect vinyl flooring.

HEATING

Electric panel heating.

GLAZING

Double glazed.



PARKING/GARAGE

The property has driveway parking and a single garage.

COUNCIL TAX BAND

Band B.

EPC

Band E47

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge and cooker.

SERVICES

Mains water, drainage, electricity and tv points.

VIEWING

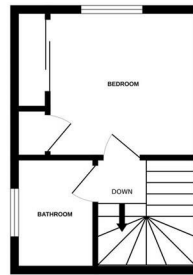
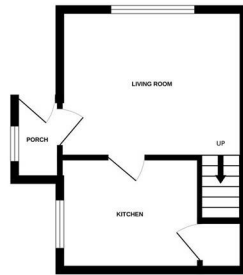
Viewing is through Innes and Mackay property department (01463) 251200.





GROUND FLOOR

1ST FLOOR



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Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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