



Innes & Mackay

41 Meadow Wood Road Inverness, IV2 5JX

- TWO BED GROUND FLOOR FLAT
- IMMACULATE WALK IN CONDITION
- OWN ENTRANCE
- IDEAL FIRST TIME BUY OR WITH LETTING POTENTIAL
- PARKING
- VIEWING RECOMMENDED

**Offers Over
£190,000**



DESCRIPTION

Only by viewing this immaculate and beautifully presented two bed ground floor flat, will one appreciate the comfortable accommodation the property has to offer. The flat built approximately four years ago by Springfield, benefits from an open plan living area incorporating a modern fitted kitchen with space for dining. Ideal for the first time buyer or with excellent letting potential due to this location, the property boasts air sourced heating, is fully double glazed, and there is shared parking to the rear.

LOCATION

Meadow Wood Road is a recently completed development off Drumossie Road within walking distance of many local amenities and facilities. Easy access is gained from here onto the A9 to both the North and South. There are excellent local amenities at the nearby Inverness Retail Park, including Tesco, restaurants, home stores, cinema and health clubs together with Raigmore hospital, UHI and Police headquarters. There is a regular bus service to and from the City Centre as well as further afield such as Inverness Airport. Smithton and Culloden also provide excellent amenities such as restaurants, convenient stores, pharmacies, hairdressers and beauty salons.

ENTRANCE HALLWAY

Door to the side of the block opens into the carpeted hallway provides access to the living room, bathroom and two bedrooms. Good storage is provided by a large built in cupboard which is has ample shelving and also houses the electrics.

LIVING ROOM

4.25m x 3.85m (13'11" x 12'7")

The living room which is laid with carpet, is a comfortable and generous sized room located to the front elevation and has access through to the kitchen/dining.



KITCHEN

3.45m x 3.17m (11'3" x 10'4")

The modern and contemporary kitchen is fitted with a lovely range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is gas hob with oven under with extractor hood above and stainless steel splash back. There is a one and a half bowl sink with drainer to the side along with an eye level microwave oven. With space for dining and a window to the front, the kitchen also benefits from an integrated dishwasher, washer/dryer, fridge freezer and dishwasher. Laminate effect vinyl flooring gives the kitchen a pleasing finish.

BEDROOM 1

3.25m x 2.78m (10'7" x 9'1")

Bedroom one is a double room, located to the rear of the property and benefits from built in double wardrobes located behind opaque glass sliding doors. Carpet gives this room a pleasing finish.

BEDROOM 2

3.24m x 2.82m (10'7" x 9'3")

Bedroom two is a double room, located to the rear of the property and benefits from built in double wardrobes located behind opaque glass sliding doors. Carpet gives this room a pleasing finish.

BATHROOM

2.63m x 1.78m (8'7" x 5'10")

This contemporary and modern bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin with drawers below and a bath with mains shower over and screen to the side. Attractive tiling above the bath, tiling to dado height and vinyl flooring gives the bathroom a lovely finish. Frosted window to the side, extractor fan and ladder style heated towel rail complete this room.



GLAZING

The property is fully double glazed.

HEATING

Air sourced heat pump together with gas central heating.

PARKING

Allocated parking space.

COUNCIL TAX

Band C

EPC

Band B82

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

VIEWING

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





GROUND FLOOR



These plans have been prepared to assist in the sale of the property and are not intended to be used for any other purpose. The purchaser should verify the accuracy of the information provided in these plans and should not rely on them for any other purpose. The purchaser should also verify the accuracy of the information provided in these plans and should not rely on them for any other purpose.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
 Beechwood Business Park
 Inverness
 IV2 3BW

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



Innes & Mackay