

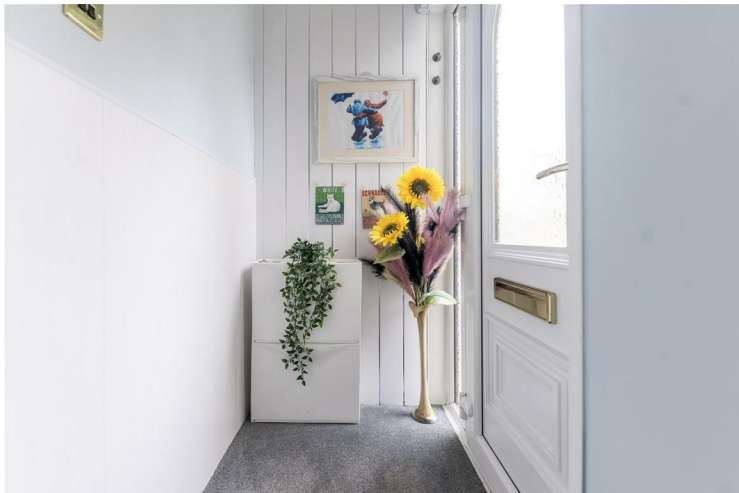


Innes & Mackay

38 Hilton Crescent, Inverness, IV2 3DJ

- GROUND FLOOR FLAT
- ONE BEDROOM
- MODERN KITCHEN & SHOWER ROOM
- IDEAL FOR THE FIRST TIME BUYER
- EXCELLENT LETTING POTENTIAL
- ALLOCATED PARKING SPACE
- ROINTE ELECTRIC RADIATORS

**Offers Over
£115,000**



DESCRIPTION

Viewing recommended for this one bed, ground floor flat located in the popular Hilton district of the city close to local amenities and facilities. The property which would be ideal for the first time buyer, has been well maintained by the current owners and benefits from "Rointe" electric radiators, is fully double glazed and has an allocated parking space. The gardens are communal and are looked after by factors thus providing neat and tidy green areas.

LOCATION

Hilton Crescent is a popular and well-established residential area of Inverness, valued for its convenience and strong community feel. A wide range of everyday amenities can be found at the nearby Balloan Shopping Area, including a pharmacy, convenience store, lounge bar/diner, fast food outlets, hairdressers and nail salon. Excellent transport links are provided by the nearby Southern Distributor Road, offering swift access throughout the city and to key employment centres such as Raigmore Hospital, Police Headquarters, Beechwood Business Park, LifeScan and Bannatyne Health Club. Additional retail and leisure facilities are available at the nearby Inshes Shopping Centre. Inverness city offers an excellent quality of life with a wide range of cultural, leisure and commercial amenities, together with direct road, rail and air links to major cities throughout the UK.

LIVING ROOM

4.98m x 3.47m (16'4" x 11'4")

Part glazed front door opens into the entrance hallway which is carpeted and extends through to the living room. This area is a comfortable and generous sized room with a door leading through to the rear hall and a single built in cupboard providing good storage. Window to the front elevation provides a good source of natural light.



REAR HALLWAY

Part glazed door opens through to the rear hallway. This area which is laid with vinyl flooring, benefits from a built in cupboard housing the water tank whilst also providing additional storage. Located off the hallway are the bedroom, kitchen and shower room.

KITCHEN

2.69m x 1.78m (8'9" x 5'10")

The kitchen is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the induction hob with oven under and extractor hood. Located in the corner is the stainless steel circular sink and there is a window to the rear overlooking the garden. There is a washing machine, dishwasher and fridge freezer all of which are included in the sale. Attractive floor tiles and modern panelling give the kitchen a pleasing finish.

BEDROOM

3.00m x 2.67m (9'10" x 8'9")

The bedroom located to the rear elevation is a double room and benefits from built in wardrobes providing hanging rail and storage. This room is laid with carpet and there is a wall mounted TV bracket.

SHOWER ROOM

1.77m x 1.76m (5'9" x 5'9")

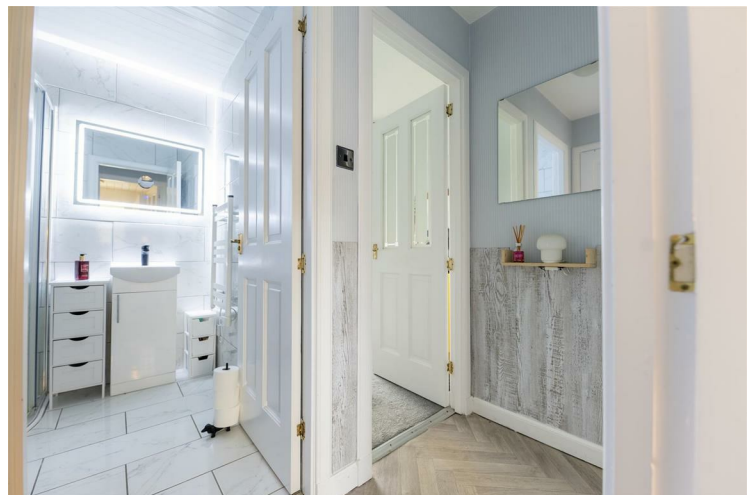
The shower room is furnished with a three piece suite comprising a dual flush WC, wash hand basin with cupboard under and a quadrant shower, housing an electric shower and finished with attractive wall tiles giving a pleasing finish. Wall mounted light up mirror and extractor fan completes this room.

HEATING

"Rointe" electric radiator heating.

GLAZING

Fully double glazed with white uPVC units.



PARKING

Allocated parking for one car together with visitor parking close by.

COUNCIL TAX

Band B

EPC

Band D55

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, induction hob, oven, cooker hood, washing machine, dishwasher and fridge freezer.

SERVICES/FACTORING

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

Newton Property management (Factors) attend to the communal areas in this development at a cost of approximately £15 per month.

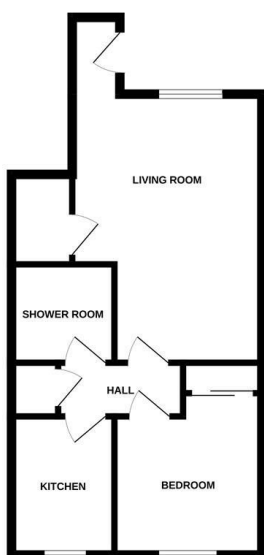
VIEWING

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





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the given date.

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

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