



Innes & Mackay

**47 Meadow Wood Road
Inverness, IV2 5JX**

- TWO BED FIRST FLOOR FLAT
- IMMACULATE WALK IN CONDITION
- OWN ENTRANCE
- PERFECT FOR FIRST TIME BUYER
- VIEWING HIGHLY RECOMMENDED
- ALLOCATED PARKING

**OFFERS OVER
£190,000**



DESCRIPTION

Only by viewing this immaculate and beautifully presented two bed first 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 allocated 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

Contemporary front door opens into the welcoming entrance vestibule which has a window to the side, cupboard housing the electrics carpeted stairs leading to the upper landing. Located off here are the two bedrooms, shower room and living room. A built in shelved cupboard provides good storage and a hatch opens into the unfloored loft space.

LIVING ROOM

4.31m x 3.88m (14'1" x 12'8")

Laid with neutral wool carpet the living room exudes warmth and comfort with the benefit of a window providing a flood of natural light. The kitchen is located off here.

KITCHEN

3.49m x 3.21m (11'5" x 10'6")

The modern and contemporary kitchen is fitted with a lovely range of high gloss floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the induction hob with double oven under and extractor hood above. 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 rear, the kitchen also benefits from an integrated dishwasher, washer/dryer and frost free fridge freezer. "Karndean" flooring gives the kitchen a pleasing finish.

BEDROOM 1

3.26m x 2.96m (10'8" x 9'8")

Bedroom one is a double room, located to the front elevation and is laid with neutral carpet. Built in double wardrobes located behind sliding mirrored doors providing hanging rail and storage.

BEDROOM 2

3.26m x 2.92m (10'8" x 9'6")

Bedroom two also located to the front elevation is a double room, laid with neutral carpet and benefits from built in wardrobes located behind sliding mirrored doors.

BATHROOM

2.65m x 1.75m (8'8" x 5'8")

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

HEATING

Air sourced heat pump together with gas central heating.

GLAZING

The property is fully double glazed.



PARKING

Allocated parking space within the car park at the rear.

COUNCIL TAX BAND

Band C.

EPC

Band B83

EXTRAS INCLUDED

All fitted carpets, curtains (with the exception of those in the living room, master bedroom and the entrance hallway), electric hob oven and cooker hood, integrated frost free fridge freezer, washing dryer, dishwasher and microwave.

SERVICES

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

FACTORING

There is a monthly factoring fee of approximately £34.00 which covers the buildings insurance and communal garden areas.

VIEWING

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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to the accuracy of efficiency data. No plans made and drawings copied.





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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