

30 Birchview Court

Inshes Wood, Inverness, IV2 5WA

Offers Over £127,000



- 2 bed first floor flat with private entrance
- Ideal for first time buyers and investors alike
- Lounge/diner, kitchen, 2 double bedrooms & bathroom
- Close to UHI, Police Headquarters and Raigmore Hospital
- Ample communal parking with EV charger
- EPC Band C

Fantastic opportunity to purchase a well-appointed 2 bedroom first floor flat, in the established Inshes Wood area of Inverness. The rooms are well proportioned making an ideal purchase for any first-time buyer. The lounge will comfortably accommodate a dining table and chairs. The kitchen has ample work tops and cupboard space with freestanding electric cooker, fridge/freezer, washing machine and slimline dishwasher all included in the sale. There are two double bedrooms, both with fitted wardrobes. Completing the accommodation is the bathroom with electric shower over the bath. The hall cupboard, partially floored loft space and outside bin shed provide additional storage. There is double glazing throughout and modern electric heating. The property has its own private entrance and allocated parking space with ample overflow parking, communal drying area and EV charger that is included in the sale.

Rooms

Lounge	(11' 8" x 14' 6") or (3.55m x 4.41m)
Kitchen	(9' 3" x 8' 0") or (2.83m x 2.44m)
Bedroom 1	(11' 7" x 8' 10") or (3.52m x 2.70m)
Bedroom 2	(8' 11" x 9' 11") or (2.73m x 3.03m)
Bathroom	(6' 6" x 5' 6") or (1.98m x 1.68m)

Services

Mains electricity, water and drainage. Telephone and Broadband

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Fridge/freezer, washing machine, cooker and dishwasher. 7kw EV charger.

Council tax
Band B

Floor Area
50m²

Tenure
Freehold

Entry
By mutual agreement

Viewing
Don't delay - get in touch with Tailormade Moves today to arrange a viewing

