

Innes & Mackay

10 Berneray Court, Inverness, IV2 3BF

- TWO BEDROOM GROUND FLOOR FLAT
- LOCATED WITHIN WALKING DISTANCE OF AMENITIES
- WELL-PROPORTIONED ACCOMMODATION
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR
- GAS CENTRAL HEATING
- AMPLE PARKING
- HOME REPORT AVAILABLE VIA OUR WEBSITE

OFFERS OVER

£135,000





PROPERTY DESCRIPTION

This two bedroom ground floor flat is located close to excellent facilities and within walking distance of the city centre. Offering well-proportioned rooms with ample storage, this property represents an ideal purchase for a first-time buyer or buy to let investor. Early viewing is recommended.

LOCATION

Located off Harris Road, Berneray Court is in an ideal location for easy access to Inshes Retail Park, Beechwood Business Park, Inverness University Campus and Raigmore Hospital. The City Centre is within walking distance and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond. Primary education is provided at Hilton Primary School while Secondary education is provided at Inverness Royal Academy.

ENTRANCE HALL

The hallway is laid with laminate and provides access to the lounge, kitchen, two bedrooms, bathroom and single storage cupboard.

LOUNGE

4.08m x 3.27m (13'4" x 10'8")

The spacious lounge is laid with carpet and has a large window to the front elevation providing a good degree of natural light.

KITCHEN

2.77m x 2.76m (9'1" x 9'0")

The kitchen is furnished with wall mounted and floor based units with worktop, stainless steel sink with drainer, integrated oven with electric hob, washing machine and under counter fridge freezer. This room is laid with vinyl flooring and has ample space for a small dining table.

BEDROOM 1

4.38m x 3.00m widest points (14'4" x 9'10" widest points)

This generous double room is laid with carpet and has a window to front elevation. This bedroom benefits from a triple integral wardrobe with mirrored sliding doors.

BEDROOM 2

3.07m x 2.95m (10'0" x 9'8")

Bedroom two is another double room laid with carpet. This room also benefits from a double integral cupboard and had a window to the side elevation.

SHOWER ROOM

3.11m x 1.67m (10'2" x 5'5")

The bathroom is laid with vinyl flooring and furnished with a wash hand basin, WC and shower cubicle with mains shower.

HEATING

Gas central heating. Hive controlled.





GLAZING

Double glazing

PARKING

Ample residents and visitor parking

COUNCIL TAX BAND - C

EPC BAND - C

SERVICES

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

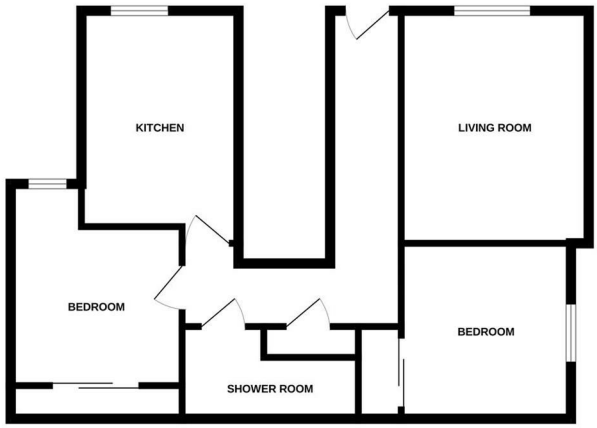
EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, washing machine and under counter fridge freezer.

VIEWING ARRANGEMENTS

Through Innes and Mackay on 01463 251200.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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