



Innes & Mackay

## 13 Pumpgate Court, Inverness, IV3 8AN

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE CITY CENTRE
- COMMUNAL ENTRANCE
- ALLOCATED PARKING
- ELECTRIC HEATING

Offers Over  
£130,000



## PROPERTY DESCRIPTION

13 Pumpgate Court is a well-presented two-bedroom first floor flat, conveniently located within walking distance of Inverness city centre. Offering bright and well-proportioned accommodation throughout, the property comprises of spacious lounge, kitchen, two double bedrooms and bathroom. The property benefits from double glazing, electric heating and allocated residents parking. Ideally suited to first-time buyers or buy to let investors, the property enjoys easy access to local amenities, public transport links, and the city's shops, restaurants, and leisure facilities.

## LOCATION

Pumpgate Court enjoys a convenient location on the west side of Inverness, within easy reach of the city centre and its excellent range of amenities. A selection of shops and services can be found nearby at Telford Retail Park, while a regular bus service provides easy access to the city centre, offering an extensive choice of shops, cafés, restaurants, bars and leisure facilities. Merkinch Primary School is located within walking distance and secondary education is available at Inverness High School. The property's convenient location and excellent transport links make it an ideal choice for a wide range of purchasers.

## ENTRANCE

Access to the property is via a secure communal entrance with staircase leading to the flat, located on the first floor.



## HALLWAY

Front door opens into the hallway, laid with carpet, and provides access to the lounge, two bedrooms and bathroom. Two storage cupboards are located off the hallway, one housing the hot water tank and the other providing space for the washing machine.

## LOUNGE

4.63 x 3.96 (15'2" x 12'11")

The lounge, laid with carpet, is a bright and airy room courtesy of the window to the side elevation. Door opens into the kitchen.

## KITCHEN

2.65 x 2.38 (8'8" x 7'9")

The kitchen is fitted with a range of wall mounted and floor based units with worktop, induction hob with electric oven under, stainless steel sink with drainer and integrated fridge freezer. Window to the side and laminate flooring completes this room.

## BEDROOM 1

3.77 x .75 (12'4" x .246'0")

Bedroom one is a double room, laid with carpet. This room benefits from a double integral wardrobe providing good storage and window to the side elevation.

## BEDROOM 2

2.84 x 2.81 (9'3" x 9'2")

The second bedroom is a well-proportioned double room, laid with carpet and a window to the side elevation.



## **BATHROOM**

1.92 x 1.91 (6'3" x 6'3")

The bathroom is furnished with a WC, wash hand basin and bath with electric shower over and screen to the side. Attractive wet wall, ladder-style heated towel rail and laminate flooring complete this room.

## **HEATING**

Electric panel heating.

## **GLAZING**

Double glazing.

## **PARKING**

Allocated parking to the front.

## **COUNCIL TAX BAND - B**

## **EPC - C**

## **FACTORING**

A factoring fee applies to this development of approximately £30 per month. This is payable to Newton Property Management for the upkeep and maintenance of the communal areas.

## **SERVICES**

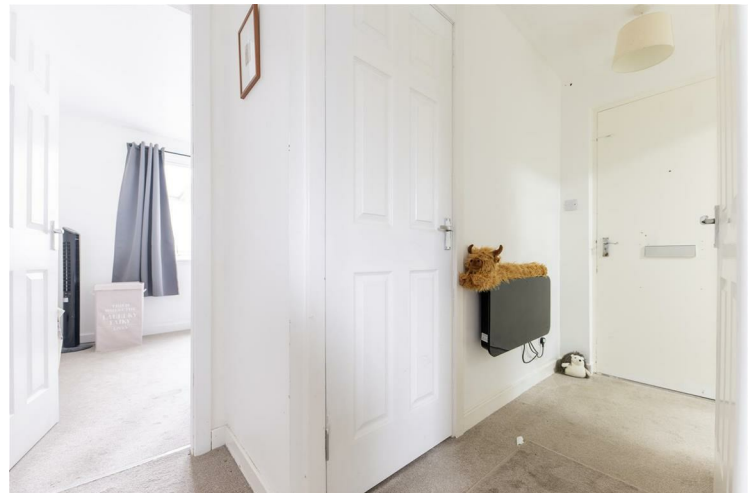
Mains water, drainage, electricity, television and telephone points. An EICR has been carried out which is valid for several years and the appliances have all been PAT tested.

## **EXTRAS INCLUDED**

All fitted floor coverings, carpets, light fixtures, blinds, curtains, integrated appliances and washing machine.

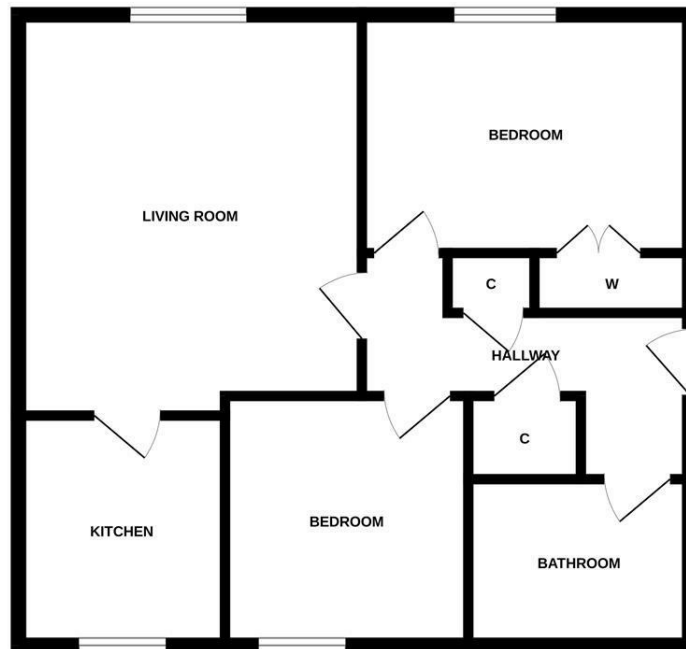
## **VIEWING ARRANGEMENTS**

Viewing is through Innes and Mackay property department (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

Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW

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



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