



Innes & Mackay

**11 KING BRUDE TERRACE,
MUIRTOWN, INVERNESS, IV3 8PT**

- GROUND FLOOR FLAT LOCATED IN THE POPULAR MUIRTOWN AREA OF INVERNESS
- SPACIOUS LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- FRONT AND REAR GARDENS
- AMPLE DRIVEWAY PARKING AND CARPORT

FIXED PRICE

£130,000





Property Description

Viewing comes recommended for this ground floor, two-bedroom flat located in the popular Muirtown area of Inverness. Boasting well-proportioned accommodation throughout, this flat also benefits from gas central heating, double glazing and ample parking to the side together with gardens to the front and rear.

LOCATION

This property is located on the west side of Inverness where there is a regular bus service to and from the city centre which provides a fantastic selection of shops, amenities and facilities together with a small selection at the nearby Telford Retail Park. Primary Schooling is located locally at Muirtown Primary School and within very easy walking distance. Secondary education is provided at Charleston Academy which is also within walking distance.

GARDENS

The garden to the front is enclosed with wooden fencing and laid to lawn. A driveway to the side with carport, provides ample parking space.



The enclosed rear garden is laid to lawn and benefits from a timber garden shed.

ENTRANCE VESTIBULE

The front door opens into the vestibule which is laid with carpet. Access is provided through the lounge.

LOUNGE

15' 10" x 11' 7" (4.84m x 3.55m)

The lounge is laid with carpet and enjoys a good degree of natural light, courtesy of windows to the front elevation. Access is provided to the kitchen and hallway.

KITCHEN

9' 7" x 8' 4" (2.93m x 2.56m)

The kitchen is laid with laminate and fitted with a combination of wall mounted and floored based units with worktop, stainless steel sink with drainer and storage cupboard. Access is provided to the rear garden.

HALLWAY

The hallway is laid with carpet and provides access to the lounge, two bedrooms and shower room. There are two deep cupboards, providing ample storage.

BEDROOM 1

11' 6" x 8' 3" (3.52m x 2.54m)

Bedroom one is a double room which benefits from a triple integral wardrobe with sliding doors. There is a window to the front elevation.

BEDROOM 2

9' 9" x 8' 3" (2.99m x 2.54m)

The second bedroom is another double room, located to the rear elevation. This bedroom is laid with carpet and also benefits from a triple integral wardrobe with sliding doors.

SHOWER ROOM

6' 5" x 5' 6" (1.96m x 1.68m)

The shower room is furnished with a wash hand basin, WC, shower cubicle with electric shower. There is a window to the rear elevation and vinyl flooring completes this room.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Off-street driveway parking. Carport.





COUNCIL TAX BAND - B

EPC BAND - D

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

VIEWING ARRANGEMENTS

Viewing through Innes and Mackay Property department 01463 251200.

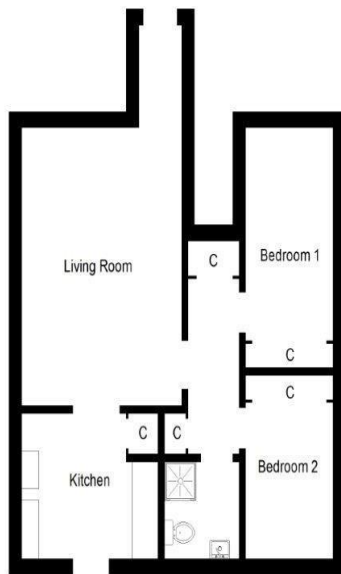


Illustration for identification purposes only, measurements are approximate, not to scale.
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