



Innes & Mackay

## 21 PINWOOD COURT, INVERNESS IV2 6GZ

- FIRST FLOOR FLAT LOCATED IN THE POPULAR MILTON OF LEYS AREA OF INVERNESS
- LOCATED WITHIN WALKING DISTANCE OF LOCAL AMEITIES
- AMPLE RESIDENTS AND VISITOR PARKING
- IDEAL FOR FIRST TIME BUYERS/BUY TO LET INVESTORS

**REDUCED FIXED  
PRICE  
£149,995**





## PROPERTY DESCRIPTION

This first floor flat is ideally located in the popular Milton of Leys area of the city, close to local amenities and facilities. The flat comprises spacious lounge, kitchen, two bedrooms and bathroom and benefits from gas central heating and ample parking. This property would be ideal for first time buyers or buy to let investors.

## LOCATION

The property is located in the popular Milton of Leys area of Inverness and is within easy reach of Beechwood Business Park, Raigmore Hospital, the Police Headquarters and Inshes Retail Park. There is also easy access to the A9 North and South. Milton of Leys is situated approximately 4 miles south of Inverness city centre where a further range of amenities can be found. A bus service runs from Milton of Leys into the city centre and primary and secondary schooling can be found nearby together with a Co-op store, pharmacy and take away.

## ENTRANCE

The private entrance opens to the staircase which proceeds to the landing.

## STAIRCASE TO LANDING

The landing provides access to the lounge, kitchen, bathroom and two bedrooms. There is a hatch providing access to the loft space.



## LOUNGE

**4.67m x 3.48m (15'4" x 11'5" )**

The comfortable lounge is a bright room with a window to the rear elevation. Carpet completes this room.

## KITCHEN

**4.18m x 2.29m widest points (13'8" x 7'6" widest points)**

The kitchen is furnished with a combination of wall mounted and wall based units with worktop, 1 1/2 bowl stainless steel sink with drainer, oven with gas hob, extractor hood, integrated washing machine and fridge freezer and benefits from a storage cupboard. This room is laid with vinyl flooring and has a window to the front elevation.

## BEDROOM 1

**3.68m x 3.10m (12'0" x 10'2" )**

This double bedroom, located to the rear, is laid with carpet and benefits from a double integral wardrobe with mirrored sliding doors.

## BEDROOM 2

**3.50m x 3.49m widest points (11'5" x 11'5" widest points)**

Bedroom two is another double room laid with carpet. This bedroom also benefits from a double integral wardrobe with mirrored sliding doors.



## **BATHROOM**

**2.00m x 2.00m (6'6" x 6'6" )**

The bathroom is furnished with a wash hand basin with fitted storage, WC, bath with electric shower and extractor fan.

## **HEATING**

Gas central heating

## **GLAZING**

Double glazing

## **PARKING**

Ample residents and visitor parking

## **SERVICES**

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

## **FACTORING**

There is a factoring fee of approximately £20 per month to cover the upkeep and maintenance of the communal garden grounds. This fee also includes buildings insurance.

## **COUNCIL TAX BAND - C**

## **EPC BAND - C**

## **EXTRAS INCLUDED**

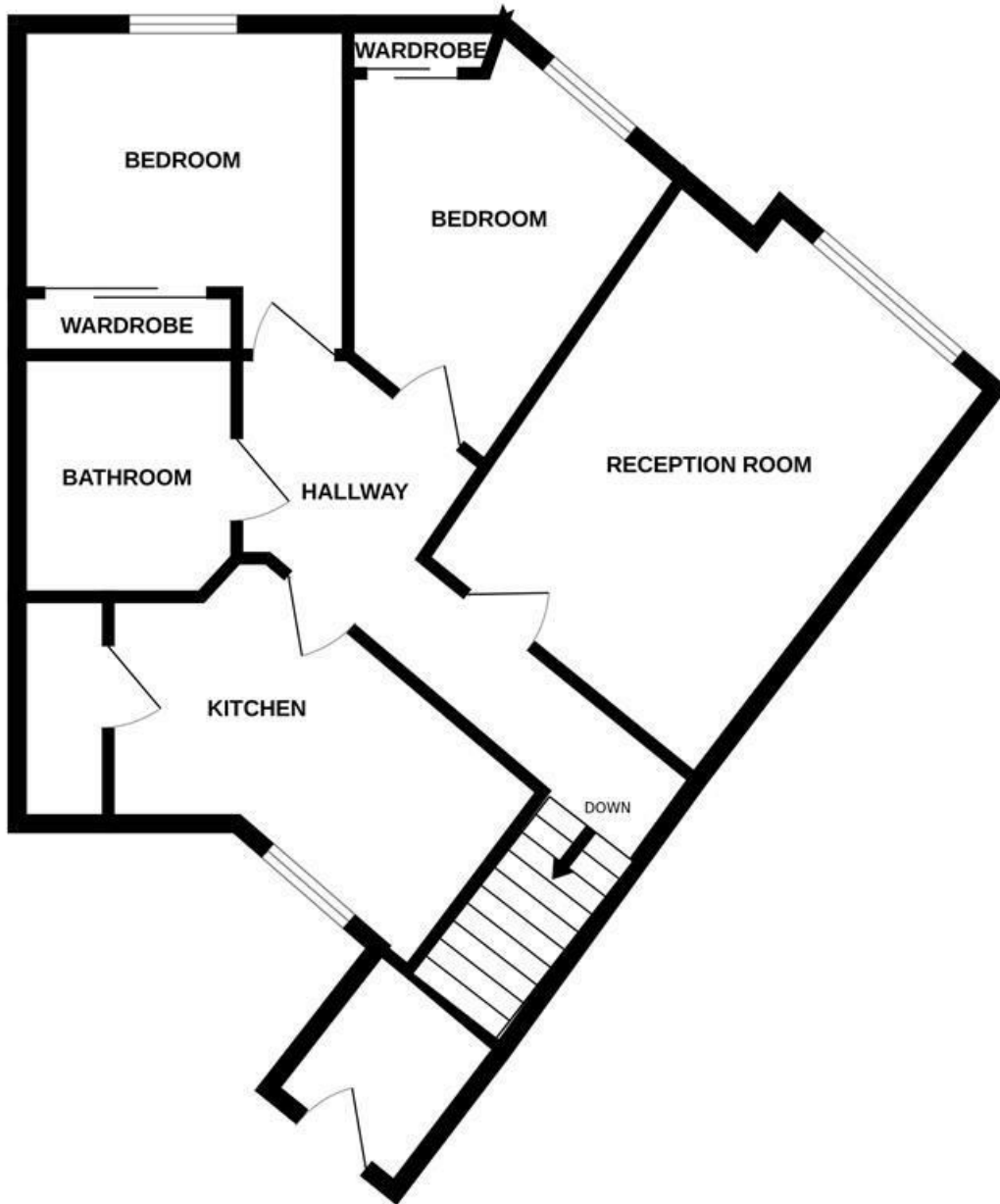
All fitted carpets, floor coverings, window fittings, light fixtures, washing machine and fridge freezer.

## **VIEWING ARRANGEMENTS**

By appointment through Innes and Mackay on 01463 251200.



## GROUND FLOOR



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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