



Innes & Mackay

**10 Pinewood Court,
Milton of Leys, Inverness
IV2 6GZ**

- TWO BEDROOM GROUND FLOOR FLAT
- LOCATED IN THE POPULAR MILTON OF LEYS DISTRICT OF INVERNESS
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- VIEWS ACROSS THE CITY
- WALK-IN CONDITION
- GAS CENTRAL HEATING

**OFFERS OVER
£150,000**



PROPERTY DESCRIPTION

Situated in the popular Milton of Leys area of Inverness, this two bedroom flat is within easy reach of the city centre. The ground floor property which benefits from well-proportioned accommodation, gas central heating and double glazing, is in walk-in condition and would be ideal for a first time buyer or buy to let investor. Early viewing is recommend.

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 HALL

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

LOUNGE

5.19m x 3.48m (17'0" x 11'5")

The lounge is a generous size with a window to the

rear elevation, enjoying views across the City and Moray Firth. A wall mounted electric fireplace acts as a pleasing feature and double cupboard provides ample storage. Carpet flooring completes this room.

KITCHEN

2.90m x 2.18m (9'6" x 7'1")

The kitchen is laid with laminate tiles and fitted with a combination of wall mounted and floor based units with work top, integral oven, gas hob, cooker hood, 1 1/2 bowl stainless steel sink with drainer, washing machine and space for fridge freezer. There is a storage cupboard housing the boiler and a window to the front elevation.

BEDROOM 1

3.69m x 3.10m (12'1" 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

3.45m x 3.41m widest points (11'3" x 11'2" widest points)

Bedroom two is another double room laid with carpet. This room also benefits from a double integral wardrobe with mirrored sliding doors. There is a window to the rear elevation.



SHOWER ROOM

2.01m x 2.01m (6'7" x 6'7")

The shower room is laid with laminate tiles and fitted with a wash hand basin and WC with fitted storage, shower cubicle with electric shower and extractor fan.

GLAZING

Double glazing

HEATING

Gas central heating

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.

PARKING

Ample residents and visitor parking

COUNCIL TAX BAND - C

EPC BAND - B

SERVICES

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

EXTRAS INCLUDED

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

VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.

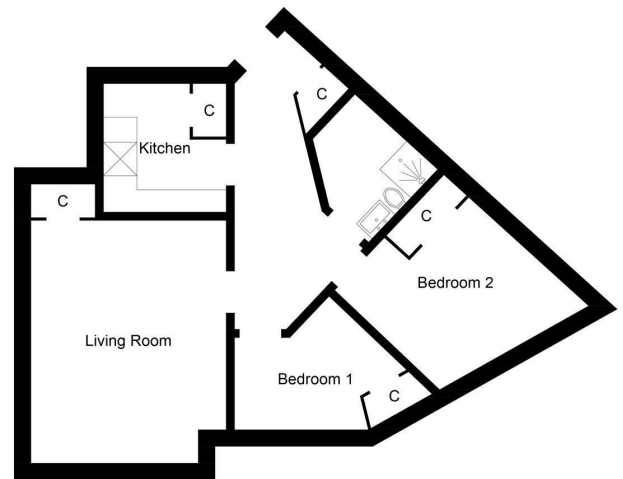
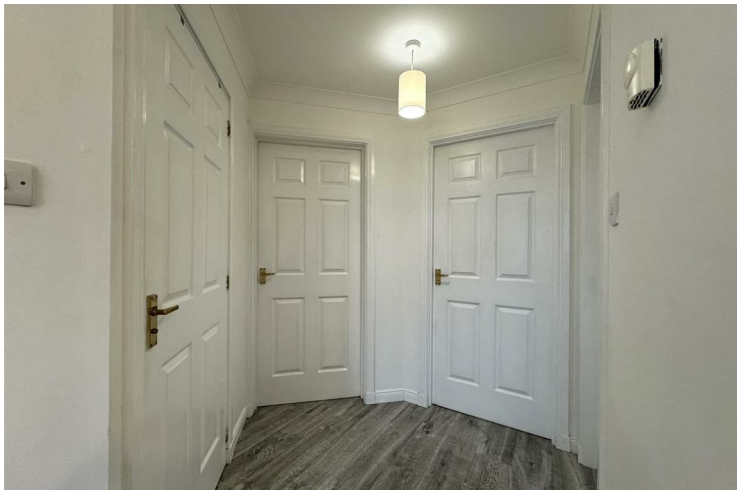


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID1046898)





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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