



Innes & Mackay

64 Castle Heather Drive IV2 4ED

- TWO BEDROOM FLAT LOCATED IN THE CASTLE HEATHER AREA OF INVERNESS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS/BUY TO LET INVESTORS
- AMPLE PARKING

FIXED PRICE

£123,000



PROPERTY DESCRIPTION

This two bedroom first floor flat is located in the popular Castle Heather area of Inverness. The property, which is decorated in neutral tones throughout, boasts a spacious lounge, kitchen, 2 double bedrooms and bathroom. This property would be ideal for a first time buyer or buy to let investor.

LOCATION

Castle Heather is located just off the Southern Distributor Road, close to local amenities and facilities at the nearby Balloan shopping centre, with a further selection of shops, gym, and various retail outlets nearby at Inshes. There is a regular bus service to and from the city centre and local primary schooling is provided by Hilton Primary with secondary schooling being provided by the newly rebuilt Inverness Royal Academy. A 24hr Asda Supermarket and petrol station are also within close proximity of the property.

ENTRANCE HALLWAY

The entrance hall is laid with laminate flooring and provides access to two bedrooms, bathroom and lounge. There is an integral cupboard which houses the hot water tank and shelving providing ample storage.

LOUNGE

3.80 x 3.71 (12'5" x 12'2")

The bright lounge is laid with laminate flooring and has a large double window to the front elevation. Access is provided through to the kitchen.

KITCHEN

3.80 x 2.15 (12'5" x 7'0")

The kitchen is fitted with a combination of wall mounted and floor-based units with worktop, stainless steel sink with drainer, ceramic hob with integral oven, washing machine and fridge. There is a window to the rear elevation. Vinyl flooring completes this room.

BEDROOM 1

3.07 x 2.89 (10'0" x 9'5")

This well-proportioned bedroom is located to the rear and laid with carpet. This bedroom also benefits from a double integral wardrobe with mirrored sliding doors. Two windows to the rear.

BEDROOM 2

3.17 x 2.08 (10'4" x 6'9")

The second bedroom is a double room which benefits from a double integral wardrobe with mirrored sliding doors. It is laid with carpet and has a window to the rear elevation.



BATHROOM

2.31 x 1.89 (widest point) (7'6" x 6'2" (widest point))

The bathroom is furnished with a wash hand basin, WC, bath with electric shower over and screen to the side and extractor fan. Vinyl flooring completes this room.

HEATING

Electric heating

GLAZING

Double glazing.

PARKING

Ample residents and visitor parking.

EPC BAND - C

COUNCIL TAX BAND - C

SERVICES

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

EXTRAS INCLUDED

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

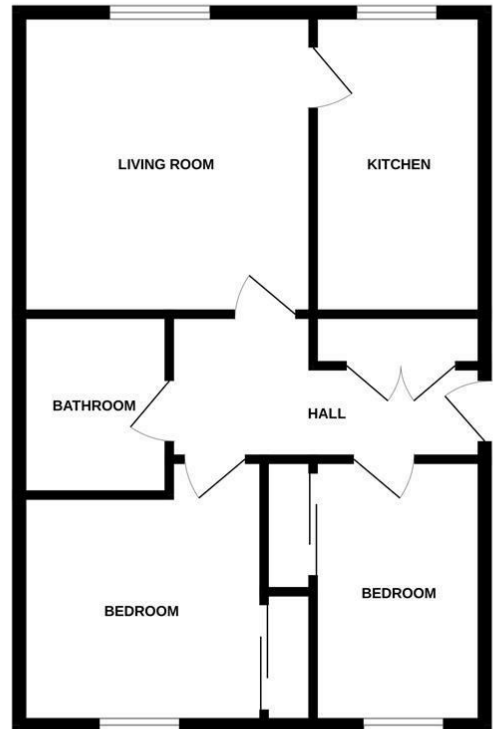
VIEWING ARRANGEMENTS

Viewing through Innes and Mackay Property department 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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