



Innes & Mackay

30P Diriebught Road Inverness, IV2 3QY

- GROUND FLOOR FLAT LOCATED WITHIN WALKING DISTANCE OF CITY CENTRE
- SECURE DOOR ENTRY
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- COMMUNAL BIKE SHED
- COMMUNAL DRYING AREA

**OFFERS OVER
£125,000**



PROPERTY DESCRIPTION

The two-bedroom property is located in a quiet residential area of the town, within walking distance of the City Centre. The ground floor flat benefits from double glazing, electric heating and security entry phone system. With very well-proportioned rooms and ample storage, this property represents an ideal purchase for a first time buyer but also has ideal letting potential. Viewing is highly recommended to fully appreciate the convenient location of this property.

LOCATION

Diriebught Road is located in the highly desirable Crown district of Inverness and is a short walk from Millburn Academy. Primary schooling is provided by Crown Primary. Both schools benefit from a great reputation provide good education for all ages. The city of Inverness is conveniently located within easy walking distance and provides a full selection of amenities and more locally, are two popular restaurants and hotels.

ENTRANCE VESTIBULE

The vestibule is laid with carpet and opens into the hallway.

HALLWAY

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

LOUNGE

4.66m x 3.92m (15'3" x 12'10")

The spacious lounge is laid with carpet and has a window to the rear elevation. Access is provided to the kitchen.

KITCHEN

2.63m x 2.32m (8'7" x 7'7")

The kitchen is furnished with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, integrated electric oven, extractor hood, fridge freezer and washing machine.

This room is laid with laminate and has a window to the front elevation.

BEDROOM 1

3.34m x 2.73m (10'11" x 8'11")

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

BEDROOM 2

2.84m x 2.83 (9'3" x 9'3")

The second bedroom is another double room laid with carpet. This bedroom is located to the front elevation and also benefits from an integral wardrobe fitted with mirrored sliding doors.

BATHROOM

1.99m x 1.96m (6'6" x 6'5")

The bathroom is floored with tiles and furnished with a



wash hand basin, WC, bath with mains shower, wall mounted vanity unit, heated towel rail and extractor fan. Tiled flooring completes this room.

HEATING

Electric storage heating

GLAZING

Double glazing

PARKING

Residents and visitor parking

FACTORING

There is a factoring fee of approximately £47 per month to cover the upkeep and maintenance of the communal areas. This fee also includes buildings insurance.

EXTRAS INCLUDED

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

SERVICES

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

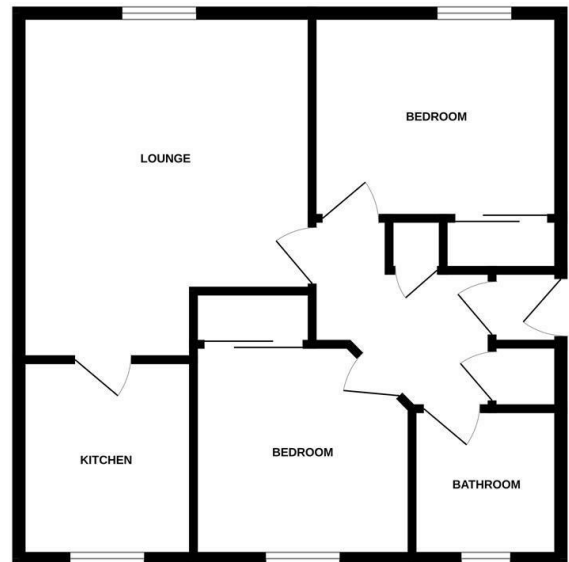
EPC BAND - D

COUNCIL TAX BAND - C

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department
(01463) 251200.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should not 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.
Made with Metropac ©2024

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



Innes & Mackay