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227 MACKINTOSH ROAD, INVERNESS, IV2 3UB

Top floor maisonette in the Raigmore District of Inverness set in an elevated aspect with excellent views of the surrounding countryside. It is well within walking distance of the City Centre and close to Raigmore Hospital and other facilities. Primary and Secondary Schools are close by. The accommodation consists of Lounge, three Bedrooms, Bathroom and Kitchen. The property has been maintained and decorated to a high standard. The stairs and entrance area and mutual third floor outer landing are common areas. The generous surrounding ground is common and has clothes drying areas.

Offers around £108000

HSPC Ref: 55395



Accommodation comprises:-

HALL

The main door leads into the Hall which gives access to the Lounge, Kitchen and Stairs to the upper landing. Ceiling Light. Radiator. There are two spacious cupboards one of which contains the fuse box.

LOUNGE - 3.13m x 3.11m

This is an generously sized room with window to the front of the property affording good surrounding views. Laminated flooring. Ceiling Light. Three double power points. Telephone point. Storage Heater. Additional window to the side.



KITCHEN - 3m x 2.15m

This is an adequately sized fitted kitchen with window to the side. Ceiling Spotlights. Stainless steel sink. Fitted kitchen cabinets. Working surfaces. Three double and one single powerpoints. Ceramic tiles on wall and linoleum flooring.



STAIRS & UPPER LANDING

The stairs give access to the Upper Landing which leads to the Bathroom and the three Bedrooms. Fitted carpet.



MASTER BEDROOM - 3m x 3m

This is a generously sized double bedroom. Window to side. Fitted carpet. Radiator. Ample powerpoints. Ceiling Light.

BEDROOM 2 - 3.3m x 3.02m

Large enough to serve as a double bedroom. Fitted carpet. Window to front. Storage Heater. Two double powerpoints.



BEDROOM 3 - 2.07m x 3.03m

This is a single bedroom that could be used as a study. Fitted carpet. Radiator. Window to front. One single and two double powerpoints.



BATHROOM - 2.01m x 2m

Bath, electric shower over bath, wash hand basin, WC. Wall-mounted fan heater. Extractor Fan. Linoleum flooring. Tiled wall.

SERVICES

The property is connected to mains electricity, drainage, public water supply and telephone network.

EXTERNAL

There is common ground which can be used for amenity and leisure purposes with a clothes drying area. There is a garden shed solely for the use of the property.

GLAZING

All windows are double glazed.

HEATING

An electric off peak heating system has been installed with a



number of storage, panel and fan assisted heaters throughout. Water is heated by electric immersion heater.

ALARMS

Smoke alarms have been installed.

EXTRAS

Fridge, and electric cooker and hob

EPC RATING

E with potential for D

VIEWING

Please contact the owner on 01463 717025

PRICE

Offers around £108000

ENTRY

Negotiable

Disclaimer Clause – The Property Misdescriptions Act 1991

Any qualifications in the sales particulars have been introduced to ensure compliance with the above legislation. Whilst we endeavour to make our sales details accurate and reliable, prospective buyers are advised to take appropriate precautions to check anything which is especially critical to their interest in the property. With regard to room measurements, it is explained that these have been made by electronic tapes. Their performance can vary during a working day, and the floor measurements are given as an indication only of the approximate dimensions of the rooms. Prospective buyers will require to satisfy themselves as to the accuracy of the room measurements and not to rely on those given in the sales particulars, especially when ordering floor coverings.

