



Innes & Mackay

31 PINWOOD COURT, MILTON OF LEYS,
INVERNESS, IV2 6GZ

- GROUND FLOOR COTTAGE FLAT
- TWO DOUBLE BEDROOMS
- FANTASTIC BUY TO LET PROPERTY
- END TERRACED
- GAS CENTRAL HEATING
- SHARED PARKING

Offers Over
£145,000

Hspc ref: 59254



Property Description

Ideally located in the popular Milton of Leys area of the city close to local amenities and facilities, viewing comes recommended for this end terraced, two bed ground floor flat which enjoys views over to the Kessock Bridge and Black Isle beyond. The flat benefits from gas central heating and is fully double glazed.

LOCATION

The property is located in the popular Milton of Leys area of Inverness and is within easy reach of Beechwood Business Park, Raignore 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.

GARDENS

The gardens here are communal and are maintained by the factoring agents.

HALLWAY

Part glazed front door opens into the hallway which provides access to the two bedrooms, lounge, kitchen and bathroom. There is a single built in cupboard providing good storage and shelving. Laminate tiled flooring completes this area.

LOUNGE

13' 10" x 10' 11" (4.22m x 3.33m) The lounge is a bright and spacious room with a window to the side providing good light dimension. Neutral carpet gives a pleasing finish.

KITCHEN

9' 9" x 7' 6" (2.97m x 2.29m) The kitchen is well fitted with modern floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter and below the window to the rear is a 1.5 bowl stainless steel sink with drainer to the side. There is also a gas hob with electric oven under and extractor hood above. Under the counter is the washing machine and there is also a fridge freezer, both of which are included in the sale. Vinyl flooring and attractive tiling between the units gives the kitchen a pleasing finish.

BATHROOM

6' 5" x 7' 5" (1.96m x 2.26m) The bathroom is furnished with a modern white suite comprising a vanity unit with wash hand basin inset and WC. The bath which has tiling above to ceiling height, has an electric shower over with screen to the side. Extractor fan, shaver point and vinyl flooring complete this room.

BEDROOM 1

10' 0" x 8' 0" (3.05m x 2.44m) Bedroom one is a good sized double room located to the front of the flat and enjoys views out over to the city to the Kessock Bridge and Black Isle. This room benefits from built in fitted wardrobes located behind sliding mirrored doors. Carpet completes bedroom one.

BEDROOM 2

10' 4" x 8' 11" (3.15m x 2.72m) The second bedroom is another double room located to the front. This room which is fitted with carpet, benefits from a single built in wardrobe providing good storage and hanging rail.

HEATING - Gas central heating via a combi boiler located in the kitchen.

GLAZING - Fully double glazed.

PARKING - Parking is shared to the front.

FACTORING - Factoring charges are applicable within this development of approximately £150 per annum covering the upkeep and maintenance of the communal garden grounds.

COUNCIL TAX - Band C

EPC BAND - Band C78.

EXTRAS INCLUDED - All fitted carpets, blinds, washing machine, fridge freezer, gas hob, electric oven and cooker hood.

SERVICES - Mains water, drainage, electricity, gas, telephone and TV points. Broadband.

VIEWING ARRANGEMENTS - Viewing is through Innes and Mackay Property department (01463) 251200.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

