



47 Pinewood Drive, Milton of Leys, Inverness, IV2 6GH

Offers Over £145,000

- First Floor Flat
- Private Entrance
- Living Room
- Kitchen/Diner
- Two Bedrooms
- Bathroom
- Ample Storage
- Immaculate Condition
- Double Glazing
- Gas Central Heating
- Shared Parking Area
- EPC Rating C



01349 865125

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REF 17
HSPC 59272



First floor flat situated in the popular residential area of Milton of Leys which is within easy reach of the local amenities which include the Monarch View Shopping Centre which has a general store, pharmacy and a fast food outlet. Primary schooling is provided at the well regarded Milton of Leys primary with secondary education being provided by Millburn Academy. There is a regular bus service into the city centre, with its excellent road, rail and air links, and which boasts a wide choice of restaurants, bars, hotels and has a lively cultural and entertainment scene. The city has plenty to offer and has a thriving local economy. There are plenty of places to go locally for long walks and to take in the local beauty spots.

The flat which was built in 2011 by Tulloch Homes is in immaculate condition, is tastefully decorated with neutral colours and is bright and sunny. The property has a private entrance and is surprisingly spacious having ample storage space and benefitting from gas fired central heating and double glazing. There is plenty of parking provided in a shared parking area and there are neat communal grounds surrounding the building. The flat would provide an ideal first time purchase or buy-to-let opportunity.

There is a factoring charge of approximately £180.00 per annum for the upkeep of the outside areas.

Directions using the What3words app:

///credited.flicks.waltz



Services: Mains electricity, water and drainage

Council Tax—C

To arrange a viewing call Middleton Ross on 01349 865125

HSPC Out of Hours 01463 231173

Monday to Friday 8am- 9am & 5pm –1 1pm

Saturday 8am –1 1pm & Sunday 8am—1 1pm

or Email: property@middletonross.co.uk



Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floor plans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets and blinds are included with the sale along with the integrated kitchen appliances. The mention of appliances and services does not imply that they are in full and efficient working order. Fireplace available by separate negotiation.



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