

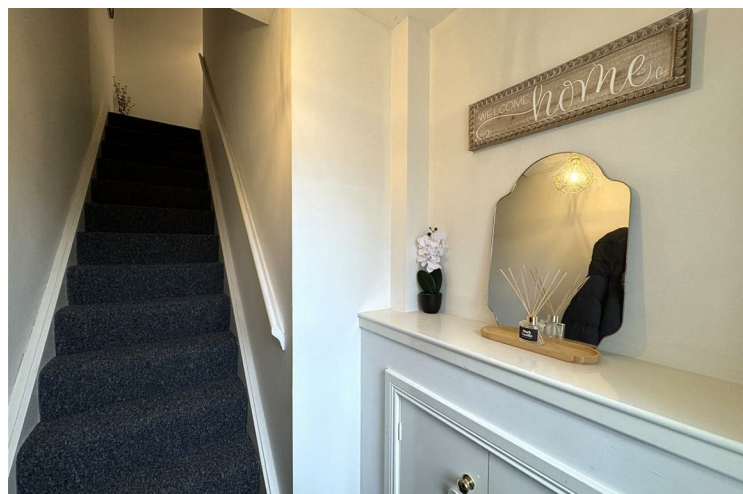


Innes & Mackay

20 Pinewood Court, Milton of Leys, Inverness, IV2 6GZ

- TWO BEDROOM FIRST FLOOR FLAT
- LOCATED IN THE POPULAR MILTON OF LEYS AREA OF INVERNESS
- WELL-PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUY/RENTAL PROPERTY
- SHARED PARKING

**Offers Over
£160,000**



PROPERTY DESCRIPTION

This well-presented first floor flat is ideally located in the popular Milton of Leys area of the city, close to local amenities and facilities. The flat comprises spacious lounge, kitchen, two bedrooms and bathroom and benefits from gas central heating and ample parking to the front. This property would be ideal for first time buyers or buy to let investors.

LOCATION

The property is located in the popular Milton of Leys area of Inverness and is within easy reach of Beechwood Business Park, Raigmore 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 together with a Co-op store, pharmacy and take away.

ENTRANCE HALL

Front door opens into the carpeted staircase which leads up to the landing. Located off here are the two bedrooms, bathroom, kitchen and lounge. A built-in cupboard provides storage and a hatch opens to the loft space.

LOUNGE

4.37 x 3.32 (14'4" x 10'10")

The comfortable lounge is a bright room with a window to the front elevation. Carpet completes this room.

KITCHEN

2.97 x 2.30 (9'8" x 7'6")

The kitchen is fitted with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the gas hob with electric oven under and extractor hood above. Located below the window to the rear is the stainless steel sink with drainer to the side. There is a washing machine and fridge freezer, both of which are included in the sale. Vinyl flooring and tiling between the units complete this room

BATHROOM

2.30 x 1.79 (7'6" x 5'10")

The bathroom is furnished with a WC and wash hand basin set within a fitted vanity unit providing good storage. There is a bath with electric shower over and screen to the side. Tiling above the bath gives a pleasing finish to this room. Extractor fan, shaver point and vinyl flooring complete the bathroom.

BEDROOM 1

3.60 x 2.68 (11'9" x 8'9")

Bedroom one, is a double room located to the front elevation. This room, laid with carpet, benefits from a built in double wardrobe with sliding mirrored doors. A



further single cupboard provides additional storage and hanging rail.

BEDROOM 2

3.18 x 2.90 (10'5" x 9'6")

The second bedroom is also a double room, laid with carpet. There is a single built in wardrobe providing hanging rail and storage.

HEATING

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

GLAZING

Double glazing.

PARKING

Ample residents and visitors parking.

COUNCIL TAX BAND - C

EPC BAND - C

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, washing machine, fridge freezer, gas hob, electric oven and cooker hood.

VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (1251039)

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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