

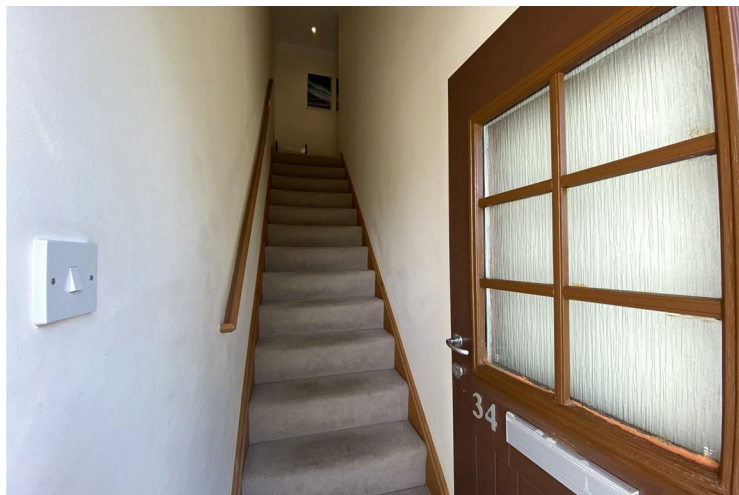


Innes & Mackay

## 34 Berneray Court, Inverness, IV2 3BF

- WELL-PRESENTED FIRST FLOOR FLAT
- LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED

**Offers Over  
£140,000**



## PROPERTY DESCRIPTION

This immaculate first floor flat is located in the sought after location of Culcabock, within walking distance of the city centre. Offering well-proportioned rooms with ample storage, this property represents an ideal purchase for a first-time buyer or buy to let investor. Early viewing is recommended to appreciate the walk-in condition of this property.

## LOCATION

Located off Harris Road, Berneray Court is in an ideal location for easy access to Inshes Retail Park, Beechwood Business Park, Inverness University Campus and Raigmore Hospital. The City Centre offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond. Primary education is provided at Hilton Primary School while Secondary education is provided at Inverness Royal Academy.

## ENTRANCE

The front door opens into the entrance hall. The carpet staircase proceeds to the landing where access is provided to the lounge, kitchen, two bedrooms and shower room. There are two storage cupboards providing ample storage and ceiling hatch provides access to the loft space.

## KITCHEN

4.12 x 2.40 (13'6" x 7'10")

The modern kitchen is furnished with wall mounted and floor based units with worktop, 1 and a half bowl composite sink with drainer, integrated oven with ceramic hob, washing machine and freestanding fridge freezer. This room is laid with tiled flooring and has ample space for small dining furniture.

## LOUNGE

4.83 x 3.21 (15'10" x 10'6")

The bright and airy lounge is located to the front elevation, with views across to the park. Laminate flooring completes this room.

## BEDROOM 1

3.79 x 2.96 (12'5" x 9'8")

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

## BEDROOM 2

3.69 x 2.67 (12'1" x 8'9")

Bedroom two is another double room laid with carpet. This room benefits from an integral wardrobe with sliding mirrored doors. There is a window to the rear elevation.



## SHOWER ROOM

2.53 x 2.23 (widest) (8'3" x 7'3" (widest))

The shower room is laid with tiles and benefits from a WC, wash hand basin, shower cubicle with mains shower and heated towel rail.

## HEATING

Gas central heating

## GLAZING

Double glazing

## PARKING

Residents and visitor parking

## COUNCIL TAX BAND - C

## EPC BAND - C

## SERVICES

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

## EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings. White goods and furniture available under separate negotiation.

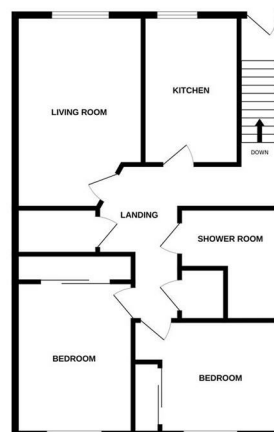
## VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.





FIRST FLOOR



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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