

Innes & Mackay

7 Old Edinburgh Court, Inverness, IV2 4FD

- ONE BEDROOM GROUND FLOOR FLAT
- HIGH CEILINGS AND PERIOD FEATURES
- DOUBLE GLAZED SASH AND CASEMENT WINDOWS
- ELECTRIC RADIATORS
- MODERN KITCHEN AND BATHROOM
- BRIGHT AND SPACIOUS ACCOMMODATION
- HOME REPORT AVAILABLE VIA OUR WEBSITE

Offers Over

£133,000





DESCRIPTION
Viewing comes highly recommended for this beautifully presented, bright and airy one bedroom ground floor flat, ideally located within walking distance of the city centre. This generously proportioned apartment is located within a historic listed building and would suit a variety of potential purchasers including first time buyers, buy-to-let investors or those looking for a property with holiday let potential. The flat which benefits from high ceilings, has double glazed sash and casement windows, along with modern electric radiators.

LOCATION
Old Edinburgh Court is located on Old Edinburgh Road and local amenities are well placed at Kingsmills and include Crown Primary School, opticians, pharmacy, bakers, delicatessen and a general store. The property is located within easy walking of Raigmore Hospital, UHI and Inverness city centre where a larger range of amenities can be found. Secondary schooling is located nearby and bus services run from the Crown area to destinations all over the city.

ENTRANCE HALLWAY
Entrance is via a telephone entry system located at the communal doors which open into the carpeted hallway. Number 7 is located to the right hand side

HALLWAY
The front door opens into the hallway where access is gained to the bedroom, bathroom and via a door through to the lounge. Attractive vinyl flooring gives a pleasing finish to this area.

BEDROOM
3.42m x 3.07m (11'2" x 10'0")
This bright and airy bedroom which benefits from dual aspect windows to the front and side which allows a flood of natural light, has built in wardrobes along with free standing wardrobes, both providing hanging rails and storage. Carpet completes this room.

BATHROOM
2.08m x 1.68m (6'9" x 5'6")
The bathroom is furnished with a three piece suite comprising a WC, wash hand basin with storage under and a shower bath with mains shower over and curved screen to the side. With tiling to ceiling height, this room has a wall mounted light up mirror, ladder style heated towel rail and an extractor fan. Lamiante flooring completes this room.

LOUNGE/DINING
5.31m x 4.95m (17'5" x 16'2")
The lounge which has space for a small dining table, leads round to the kitchen. Laid with carpet, this is a bright room by virtue of the dual aspect windows to the front and side.

KITCHEN
2.63m x 2.07m (8'7" x 6'9")
The kitchen is fitted with modern floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side, along with an electric hob, oven under and extractor hood above, There is an integrated fridge, free standing freezer and washer/dryer all of which will be included in the sale. Attractive flooring and high rise window completes this room,

GENERAL
There is a monthly factoring fee of approx £151.00 (payable via Direct Debit) to cover the buildings insurance, cleaning of communal areas within the building and maintenance of the outside space.

HEATING
Electric radiators.

GLAZING
Dully double glazed Sash and Casement style windows.





PARKING
Allocated parking space.

COUNCIL TAX
Band B

EPC BAND
Band F23

SERVICES
Mains water, drainage, electricity, telephone and TV points. Telephone entry system.

EXTRAS INCLUDED
All fitted carpets, curtains, blinds, washer/dryer, electric hob, oven and cooker hood. Wardrobes in the bedroom.

VIEWING
Viewing is through Innes and Mackay property department (01463) 251200.

HOME REPORT
Home Report is available via our website.





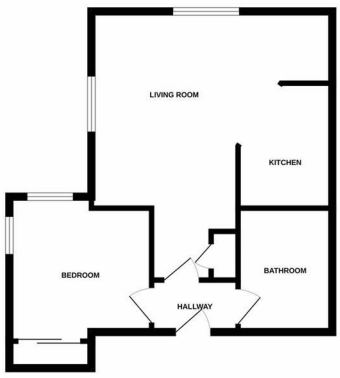








GROUND FLOOR



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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