



Innes & Mackay

## 16 Wester Inshes Court, Inverness, IV2 5HS

- FIRST FLOOR FLAT LOCATED IN THE POPULAR WESTER INSHES AREA OF INVERNESS
- SPACIOUS ACCOMODATION THROUGHOUT
- GOOD SIZED LOUNGE WITH SPACE FOR DINING
- TWO BEDROOMS - 1 WITH ENSUITE SHOWER ROOM
- SECURE DOOR ENTRY SYSTEM
- AMPLE PARKING

**OFFERS OVER  
£170,000**



## PROPERTY DESCRIPTION

This bright and attractive two bedroom flat is located in the popular Wester Inshes district of Inverness. Decorated in neutral tones throughout, this well presented first floor flat boasts well-proportioned accommodation throughout, gas central heating and double glazing.

## LOCATION

Wester Inshes Court is located within walking distance of the Inshes Retail Park which is made up of a 24hr Tesco Supermarket together with other retail units, Bannatynes Gym and a local Co-op store is based at Wester Inshes itself. Located close by are the Police Headquarters and Raigmore Hospital together with Beechwood Business Park and UHI Campus all of which add to the attraction of the location. Local schooling is provided by the popular Inshes Primary School with secondary education being provided by the recently re-developed Millburn Academy.

## HALL

The front door opens into the spacious hallway where access is provided to the lounge, two bedroom, bathroom and storage cupboard.

## LOUNGE

4.93m x 4.34m (16'2" x 14'2" )

The bright and spacious lounge has a window to the front elevation providing a good degree of natural light.



This room is laid with laminate and provides access to the kitchen.

## KITCHEN

3.61m x 2.49m (11'10" x 8'2")

The kitchen is furnished with a combination with wall mounted and floor based units with worktop and 1 1/2 stainless steel sink with drainer. Integrated appliances include gas hob, extractor hood, fridge freezer, dishwasher and washing machine. There is a cupboard housing the boiler and Juliet balcony to the front.

## BEDROOM 1

4.47m x 3.45m (14'7" x 11'3")

Bedroom one is a good-sized double room, located to the front elevation. This room is laid with laminate and benefits from a double integral wardrobe. Access is provided to the ensuite shower room.

## ENSUITE

2.46m x 1.58m (8'0" x 5'2")

The ensuite is laid with laminate flooring and furnished with a wash hand basin with fitted storage below, WC, shower cubicle with mains shower, heated towel rail, shaving point. and extractor fan.

## BEDROOM 2

4.12m x 3.61m (13'6" x 11'10" )

Bedroom two is another double room laid with laminate. This room has a window to the front elevation and benefits from a double integral wardrobe.



## BATHROOM

2.46m x 2.36m (8'0" x 7'8" )

The bathroom is furnished with a wash hand basin with fitted storage, WC, bath with electric shower, heated towel rail, shaving point and extractor fan. Laminate flooring completes this room.

## HEATING

Gas central heating

## GLAZING

Double glazing

## PARKING

Ample residents and visitor parking

## COUNCIL TAX BAND - D

## EPC BAND - B

## EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures, white goods and furniture.

## SERVICES

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

## FACTORING

There is a factoring fee of approximately £96 month to

cover the upkeep and maintenance of the communal areas and garden grounds. This fee also includes buildings insurance.

## VIEWING ARRANGEMENTS

By appointment through Innes and Mackay on 01463 251200.





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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