



44 Old Steading Road, INVERNESS, IV3 8TR

Offers Over £100,000

REF: 61231





This one bedroom, first floor apartment is located in the popular Kinmylies area of the City, close to excellent facilities and within easy reach of Inverness City Centre. The property benefits from double glazing, warm air ducted heating and off-street parking. With ample storage and well-proportioned rooms, this property represents an ideal purchase for a first time buyer or someone looking to downsize.

Viewing is highly recommended to fully appreciate this delightful property and convenient location.

The apartment is reached via a private access with stairway leading to the accommodation which consists of; a hallway with three large store cupboards; a front facing lounge with an ornamental electric fire, ample room for dining and enjoys views across the City; a well appointed kitchen with a selection of base and wall mounted units, electric hob and oven, washing machine, dryer and fridge/freezer; a double bedroom with large store cupboard enjoying the same views across the City and bathroom comprising a three piece suite.

The apartment comes with a private garden area to the front, mainly laid to grass, a drying area and a private off-street parking space. There is additional parking available for visitors across the road.

Facilities within walking distance of the property include a general store with a Post Office, chemist, hair salon, take-away outlet, doctor's surgery and a community centre. A regular bus service to and from Inverness City is also located close by. Education is provided at Kinmylies Primary School or Charleston Academy, both of which are within walking distance.

Inverness City, the main business and commercial centre in the Highlands, is a short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Kitchen **2.63m x 1.39m (8'8 x 4'6)**
Lounge **4.80m x 3.88m (15'9 x 12'9)**

Bedroom **2.79m x 2.78m (9'2 x 9'0)**
Bathroom **2.05m x 1.82m (6'9 x 6'0)**



General

All floor coverings, curtains, blinds and white goods are included in the asking price. Most other items of furniture can be made available by separate negotiation.

Services

Mains water, drainage and electric.

Council Tax

Council Tax Band A

EPC Rating

D

Post Code

IV3 8TR

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/JD/KINT0230/2

Price

Offers Over £100,000

Directions

From Telford Roundabout take Telford Street/A862. Continue over the next roundabout and over the canal bridge, taking a left at the main traffic lights onto King Brude Road. Follow until the traffic lights and turn right onto Leachkin Road. Take the next left then eventually turn right into Old Steading Road, the property is further along on your right.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.

