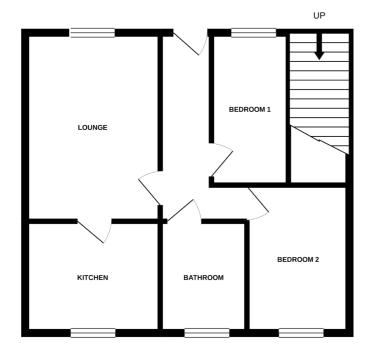
#### GROUND FLOOR





#### **Services**

Mains electricity, gas, water and drainage.

## Extras

All carpets & fitted floor coverings.

#### Heating

Gas central heating.

## Glazing

Double glazed windows throughout.

## **Council Tax Band**

С

## Viewing

Strictly by appointment via Munro & Noble Property Shop

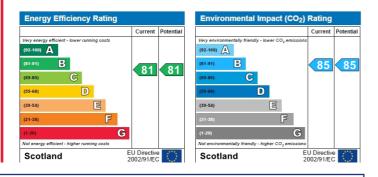
- Telephone 01463 22 55 33.

## Entry

By mutual agreement.

## Home Report

Home Report Valuation - £145,000 A full Home Report is available via Munro & Noble - property@munronoble.com.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.







# 25 Kincraig Drive Inverness IV2 6DQ

A modern two bedroom ground floor cottage apartment with residents parking.

# OFFERS OVER £143,000

hspc HSPC Reference: 58412

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

**C** 01463 22 55 33

🔒 01463 22 51 65



## **Property Overview**

Gas

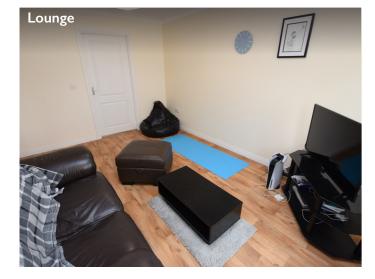


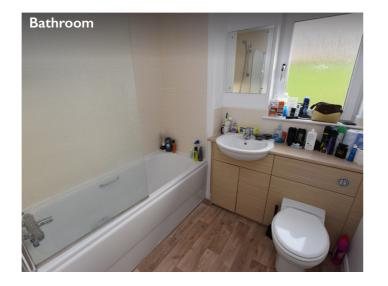
www.munronoble.com



## **Property Description**

Located in the popular Milton of Leys area of Inverness, this spacious two bedroom ground floor apartment boasts its own independent access, residents parking and benefits from gas central heating and is fully double glazed. The well-proportioned accommodation is in walk-in condition and has ample storage provisions throughout. The property consists of an entrance hall with a sizeable storage cupboard, two double bedrooms, both with fitted mirrored wardrobes, a modern bathroom, a lounge and a stylish kitchen that provides space for informal dining. The kitchen comprises wall and base mounted units with worktops, splash-back tiling, a stainless steel 1 ½ bowl sink drainer, under counter lighting, an integral electric oven and a gas hob with extractor over. Located here is the washing machine and fridge freezer which are both included in the sale price. The bathroom is fitted with a modern three piece suite which comprises a WC, a sink within a vanity unit, a bath with mains shower over and is completed with complimentary tiling. This property would suit a variety of potential purchasers including those looking for a property with great rental potential and first time buyers and early viewing is recommended. Situated in the established Milton of Leys area of Inverness, with a general store, a chemist, takeaways and Primary schooling provided nearby, this location enjoys easy access to Inshes Retail Park which offers a supermarket, gym, church, and a number of retail outlets. With the Southern Distributor Road route, Milton of Leys is also conveniently located for access to the Beechwood and Fairways Business Parks, Raigmore Hospital and the Police Headquarters. There is also a bus service which runs from Milton of Leys to the City Centre and secondary schooling.









#### Rooms & Dimensions

Entrance Hall Lounge Approx 4.20m x 3.07m Kitchen

Approx 2.39m x 3.05m

Bedroom One Approx 3.19m x 3.06m

Bedroom Two Approx 2.88m x 2.80m

Bathroom Approx 1.95m x 2.09m







25 Kincraig Drive, Inverness, IV2 6DQ