

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropen 10000



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

C

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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (92-100) A | | |
| (81-91) B | | | (81-91) B | 85 | 85 |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| Scotland | | | Scotland | | |
| | EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | |

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.
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 Kinraig Drive
Inverness
IV2 6DQ**

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

hspc OFFERS OVER £143,000
HSPC Reference: 58412

**The Property Shop, 47 Church Street,
Inverness**

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



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 1/2 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

