

10 Woodlands View

Inshes Wood, Inverness, IV2 5AQ

Offers Over £135,000



- Immaculate two bedroom first floor flat
- Close to the University of the Highlands campus
- Lounge, kitchen, 2 double bedrooms, bathroom
- Perfect for first time buyers and investors alike
- Own entrance, communal grounds, off road parking
- EPC Band C

This immaculate first floor flat is a superb investment located within the popular residential area of Inshes Wood. The property has been freshly painted throughout and the rooms are well proportioned. The generous lounge has a large window overlooking woodland to the rear and there is ample space for a dining table and chairs. The kitchen has plenty of units and work surface with space for a gas cooker, fridge, freezer and washing machine, which are all included in the sale. The two double bedrooms both benefit from double fitted wardrobes, with an additional storage cupboard in the main bedroom. Completing the accommodation is the bathroom with shower over the bath. There is excellent storage with two large hall cupboards and loft space. The property benefits from its own entrance and private parking, with a communal drying area to the rear. There is double glazing and gas central heating throughout. The size and location of this spacious property makes this an ideal purchase for either first time buyers or those looking for a fantastic investment opportunity.

Rooms

Lounge	(11' 9" x 14' 2") or (3.58m x 4.31m)
Kitchen	(8' 6" x 8' 4") or (2.59m x 2.54m)
Bedroom 1	(9' 0" x 13' 11") or (2.75m x 4.23m)
Bedroom 2	(10' 0" x 11' 9") or (3.06m x 3.57m)
Bathroom	(8' 4" x 7' 3") or (2.54m x 2.22m)

Services

Mains gas, electricity, water and drainage. Telephone.

Factoring

There is a factoring charge of approximately £19.24 payable per month to Albyn housing for the maintenance of the grounds.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Free standing gas cooker, fridge, freezer and washing machine.

Council Tax

Band A

Tenure

Freehold

Entry

Available for immediate entry.

Viewing

To arrange a viewing of this property please contact Emma MacLaren on 01463 233218 or 07850 407884.

FIRST FLOOR

