

Services

Mains electricity, water and drainage.

Extras

All fitted floor coverings and blinds. A washing machine, a under counter fridge freezer and all items of furniture are available.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

A

Viewing

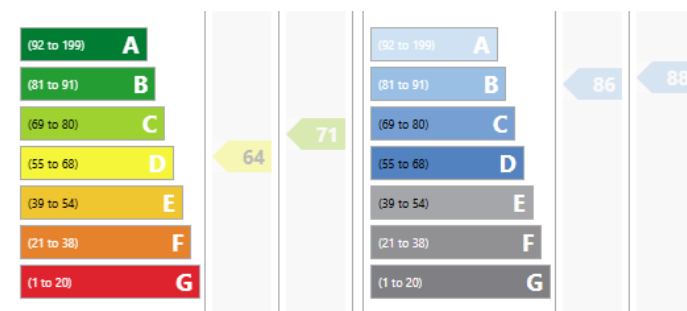
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £112,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

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.



38 Woodlands Court Inshes Wood, Inverness IV2 5AP

A spacious, one bedroomed first floor flat which benefits from electric heating and double glazed windows.

OFFERS OVER £110,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

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01463 22 51 65

Property Overview



Flat



1 Bedroom



1 Reception



1 Bathroom



Electric



Garden



Communal



Property Description

38 Woodland Court is a substantial, first floor flat that is located in the desirable Inshes Wood area of the city. Early viewing of the property is essential to appreciate the size of the accommodation within. The property is in excellent condition throughout, and would make a fantastic purchase for first time buyers, young professionals, or those looking for a property with great letting potential. Boasting its own independent access and offering a number of excellent features including electric heating, double glazed windows and ample storage facilities. Upon entering the flat you are greeted with a entrance hall which has a good sized cupboard, Off the hall, the living area provides a generous, welcoming space for relaxing and entertaining, whilst providing room to accommodate a table and chairs, with a large storage cupboard. The kitchen/breakfast room is fitted with wall and base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, and the integrated goods include an electric oven and hob with extractor fan over. Sited here and included in the sale is a washing machine, an under counter fridge/freezer and a folding wall mounted table. Completing the accommodation is the bright and airy double bedroom and the modern bathroom which is partially wet-walled and comprises a WC, a wash hand basin and a bathtub with electric shower over.

Outside, the flat is situated within a quite cul-de-sac and has its own low maintenance garden which is laid to gravel and enclosed by timber fencing, parking is to the front of the property in the communal car park. The property is close to many amenities including Inshes Retail Park, Tescos supermarket and petrol station and a selection of shops. The property is also close to Raigmore Hospital, Inverness UHI, Beechwood Business Park, the Police Headquarters and Inshes Primary School.

Rooms & Dimensions

- Entrance Hall
 - Lounge/Dining Room
Approx 4.22m x 4.38m*
 - Kitchen/Breakfast Room
Approx 3.00m x 3.20m
 - Bedroom
Approx 3.27m x 3.40m
 - Bathroom
Approx 1.89m x 2.18m
- *At widest point

