

#### Services

Mains electricity, water and drainage.

#### Extras

All carpets and fitted floor coverings. Blinds, selected curtains, and white goods.

#### Heating

Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

A

#### Viewing

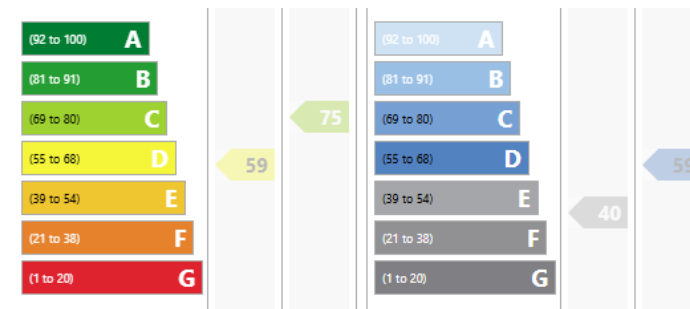
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £115,000  
 A full Home Report is available via Munro & Noble website.



**HOME REPORT VALUATION £115,000**

## 8 Leyton Drive Inverness IV2 4HS

*This two bedroomed, ground floor flat comes with gardens grounds and a driveway, and has electric heating and ample storage throughout.*

**OFFERS OVER £108,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



**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.





Lounge/Dining Room



Kitchen

**Property Description**

A great opportunity to purchase a spacious two bedroomed, ground floor flat located in the established Hilton district of Inverness, that is within easy walking distance of a number of local amenities, and the city centre. Requiring a small degree of modernisation, this lovely flat has the advantage of ample storage facilities, and benefits from double glazing, electric heating, garden grounds and will suit a number of prospective purchasers including first time buyers or those looking for a property with excellent rental potential. A secured door allows access to the communal entrance hall, which is shared with just three other properties and number 8 can be found on the ground floor to the left side elevation. Inside, the property opens on to a hallway, off which are two double bedrooms, both having built-in storage, a fully wet-walled bathroom, a fitted kitchen, and a lounge/dining room. This double aspect room has windows to the front and rear elevation, giving the room a warm and bright feel, and allows space for a good sized table and chairs. The kitchen is fully equipped with an integral electric hob with fan over, a eye level oven, a number of wall and base mounted units, a stainless steel sink with mixer tap and drainer and is finished with stylish tiling. Located here is a freestanding fridge-freezer and a washing machine, which are both included in the sale price. The bathroom has complimentary wet-walling and consists of a bath with an electric shower over, a WC, and a wash hand basin. Excellent storage facilities are provided by three good sized cupboards located in the hallway. Outside, the flat has its own garden grounds located to the front elevation. It is enclosed by timber fencing and mature trees, and offers a small outdoor space for enjoying the warm summer months. The rear garden is shared by the neighbouring property, and is partially enclosed with fencing. Off-road parking for one vehicle is provided by the private, tarmac driveway located to the front elevation. Hilton is a great, residential area and has local amenities and services nearby including Dow's Bar, a takeaway, Pharmacy, a Scotmid store and a hairdressing salon, as well as a local post office, and butchers at the Hilton shopping centre. Primary and secondary schooling are within walking distance and Johnston Place is conveniently located near to the distributor road providing easy access to Inshes Retail Park, Raigmore Hospital and the Police Headquarters. A regular bus service is also available to and from Inverness city centre where a large range of amenities can be found.



Bedroom One



Bedroom Two/Study

**Rooms & Dimensions**

Entrance Hall

Bedroom One

Approx 2.79m x 3.63m

Bedroom Two

Approx 3.92m x 2.55m

Bathroom

Approx 1.95m x 1.53m

Kitchen

Approx 4.24m x 1.89m

Lounge

Approx 5.51m x 3.50m



Bathroom

