

Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

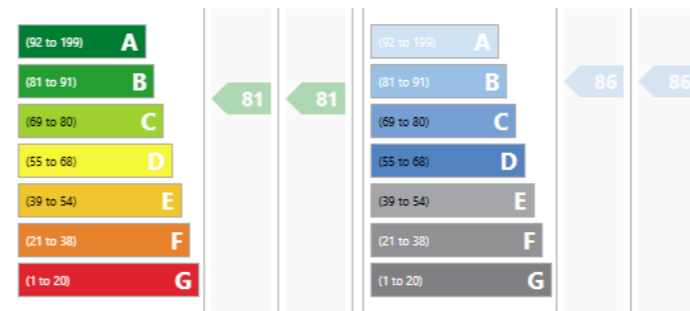
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000
A full Home Report is available via Munro & Noble website.



**21 Brock Road
Inverness
IV2 6HH**

An immaculate, two double bed roomed, first floor flat located in Milton of Leys, that is fully double glazed and has gas central heating.

OFFERS OVER £163,000

The Property Shop, 20 Inglis Street, Inverness

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



Kitchen

Property Description

Located in a quiet position, this two bedroomed first floor flat is located in the desirable Milton of Leys area of the city and will suit a variety of potential purchasers including first time buyers, young professionals or those looking for a property with great rental potential. Offering modern and spacious accommodation this is in walk-in condition throughout, early viewing is highly recommended to fully appreciate the location and the size of the residence within. The property boasts its own independent access and comprises an entrance stairwell that leads to the first floor which has an entrance hall, two double bedrooms, both benefiting from fitted storage, with the principle bedroom having mirrored wardrobes, a bright and roomy lounge with partial views over the countryside and beyond, a kitchen and a stylish bathroom. The kitchen is fitted with sleek wall and base mounted units with worktops, a 1 1/2 stainless steel sink with mixer tap and drainer, and has an integrated electric oven and gas hob with extractor fan over. There is also plumbing for a washing machine and space for a fridge-freezer. Completing the accommodation is the bathroom which has a WC, a wash hand basin within a vanity unit and a bath with shower over. Storage is provided by a large cupboard in the hallway, and further pleasing features included gas central heating and double glazing.

21 Brock Road sits within a communal ground area and has residents' parking located to the side elevation which allows space for additional visitors.

The local amenities the Milton of Leys include a chemist, a takeaway, a convenience store and a primary school, which is within walking distance of the property. This location also enjoys easy access to Raigmore hospital, UHI Inverness, and Inshes Retail Park which offers supermarkets, a gym, church, and several retail and take away outlets. There is also a bus service which runs from Milton of Leys to the city centre where a more comprehensive selection of amenities can be found.

Rooms & Dimensions

- Entrance Stairwell
Approx 2.16m x 1.91m
- Entrance Hall
- Bedroom One
Approx 2.87m x 3.34m
- Lounge
Approx 4.22m x 3.19m
- Kitchen
Approx 3.12m x 2.38m
- Bathroom
Approx 2.50m x 2.08m
- Bedroom Two
Approx 3.14m x 2.71m



Kitchen



Bedroom One



Bedroom Two



Bathroom