

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blinds and washing machine.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

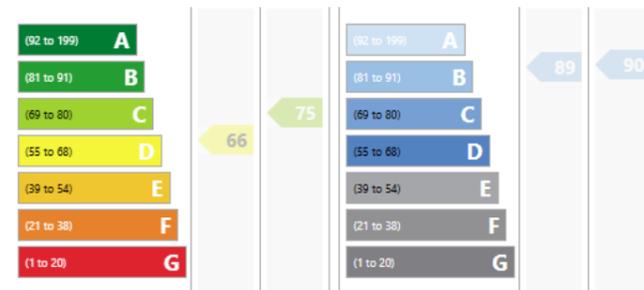
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £110,000
 A full Home Report is available via Munro & Noble website.



**15 Birchview Court
 Inverness
 IV2 5WA**

An unmissable opportunity to purchase a one bedroomed ground floor flat located in a peaceful cul-de-sac in the residential area of Inshes Wood.

OFFERS OVER £109,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

The icons represent the following features: Flat (house icon), 1 Bedroom (bed icon), 1 Reception (sofa icon), 1 Bathroom (bathtub icon), Electric (plugs icon), and Shared Parking (car icon).

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.



Property Description

Conveniently located to a number of excellent amenities, 15 Birchview Court is a one bedroomed, ground floor flat that benefits from its own independent access, double glazed windows, and electric heating. The property would make a fantastic purchase for first time buyers, buy to let investors, or those looking to downsize. Internally, an entrance hall leads to the double, front facing bedroom which has views towards to the Moray Firth, and the bathroom which is partially tiled and equipped with a three piece suite comprising a pedestal wash hand basin, a WC and a bath with electric shower over. The cosy lounge/dining room is also accessed from the hall and is the perfect spot to relax and unwind, while offering space for a small table and chairs for informal dining. From here, a door gives access to the compact, but well appointed Wickes kitchen which is fitted with a number of stylish wall and base mounted units with worktops, splashback tiling, and has a sink with mixer tap and drainer. There is an integral induction hob and electric oven, dishwasher, space for a fridge-freezer, and a free-standing washing machine which is included in the sale. Excellent storage is provided by a two cupboards in the hallway and the bedroom, which has the advantage of a double wardrobe with sliding doors. Outside, shared on-street parking can be found to the front elevation, with ample overflow parking for visitors.

Birchview Court is located in the quiet, wooded residential area of Inshes Wood, Inverness, with lovely walk trails located nearby. There are local amenities situated in Cradlehall that include a Co-op store, bakers, Indian restaurant, hairdressers, beauticians, children's nursery and dentist. Further amenities can be found at Inshes Retail Park, including two supermarkets, petrol station, garden store, home stores, and a gym. Raigmore Hospital, Beechwood Business Park and the new UHI campus are within easy reach and there is a regular bus service to and from the city centre.

Rooms & Dimensions

Entrance Hall

Bedroom

Approx 3.50m x 3.05m

Bathroom

Approx 2.00m x 2.31m

Lounge/Dining Room

Approx 3.15m x 5.42m

Kitchen

Approx 1.99m x 3.01m

