

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets and fitted floor coverings. Curtains and white goods.

#### Heating

Gas central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

C

#### Viewing

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

#### Entry

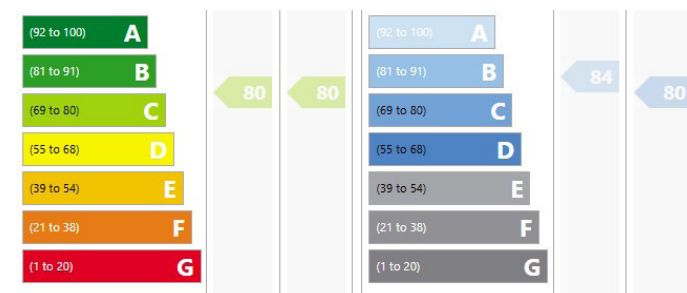
By mutual agreement.

#### Home Report

Home Report Valuation - £138,000  
 A full Home Report is available via Munro & Noble website.

#### Factoring Fee

Approximately £20 per month. This includes grass cutting, and internal and external grounds maintenance.



**HOME REPORT VALUATION £138,000**

### 16 Woodlands Brae Inverness IV2 5JH

An immaculate two bedrooomed ground floor flat, that benefits from double glazing, gas central heating and residents' parking.

**OFFERS OVER £136,000**

📍 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/Dining Room



Kitchen



Property Description

An unmissable opportunity to purchase a modern, two bedroomed ground floor flat located in a peaceful cul-de-sac in the desirable area of Westhill. Boasting gas central heating, residents' parking, and double glazing throughout, this property is sure to appeal to a wide variety of purchasers including first time buyers, buy to let investors and young professionals. A secure entry system allows access to the communal entrance hall, which is shared with just five other properties and number 16 can be found on the left side elevation. Internally, the property is decorated with neutral tones, giving a bright and fresh feel throughout, and comprises an entrance hall, two double bedrooms, a bathroom, a generously sized lounge/dining room which has partially views towards the Moray Firth, and a fully fitted kitchen. This room is well-equipped with stylish wall and base mounted units with worktops and splashback tiling, and has a stainless-steel sink with mixer tap and drainer. There is a free-standing fridge-freezer, gas cooker and a washing machine, which are all included in the sale price. The bathroom is modern with complimentary wet-walling and consists of a bath with mains shower over, a WC, and a wash hand basin. Excellent storage facilities are provided by a good sized cupboard located in the hall, while both bedrooms have built-in wardrobes. Outside, the flat sits within attractive communal garden grounds which are enclosed by timber fencing, and comes with residents parking, along with additional parking spaces for visitors. It also benefits from a shared drying area and bike shelter. Early viewing is recommended. Local amenities include a local shop, a private nursery and a bus service into Inverness city centre where further amenities can be found. Primary schooling can be found nearby in Cradlehall. This location also enjoys easy access to Inverness Retail Park which offers a Tesco supermarket & petrol station, several restaurants, a cinema and a number of retail outlets.

Bedroom One



Bedroom Two



Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 3.79m x 2.40m\*

Bedroom One

Approx 3.52m x 3.09m\*

Bathroom

Approx 2.16m x 1.71m

Lounge/Dining Room

Approx 3.87m x 5.14m

Kitchen

Approx 2.74m x 2.12m

\*At widest point

Bathroom

