



#### Services

Mains electricity, gas, water and drainage.

#### Extras

All carpets, fitted floor coverings and blinds. All furniture and white goods are included in the sale price.

#### 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.



**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.



**41 Brock Road**  
**Inverness**  
**IV2 6HH**

A well presented, two bedroomeed first floor flat which has gas central heating, double glazed windows and great storage.

**OFFERS OVER £164,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Flat



2 Bedrooms



1 Reception



1 Bathroom



Gas



Shared Parking



**Lounge**



**Kitchen**

### Property Description

Located in an excellent position with partial views over the city, 41 Brock Road is an immaculate, two bedroomed first floor cottage flat which rests in the desirable Milton of Leys area of the city. Boasting its own independent access, gas central heating, and immaculate accommodation, this home is sure to appeal to a wide variety of purchasers including young professionals, first time buyers, and buy to let investors, as it's compliant with the current letting legislation. Inside the property is decorated with neutral tones, giving a bright and fresh feel throughout, and comprises an entrance stairway and hall, two double bedrooms, a modern bathroom, and a cosy front facing lounge. Completing the accommodation is the kitchen which is accessed via the lounge. This room is fitted with contemporary wall and base mounted units with worktops and has a 1½ stainless steel sink with mixer tap and drainer. There is an integrated gas hob with extractor fan over, an electric oven, and a free-standing fridge-freezer and washing machine which are included in the sale. The bathroom is modern with complimentary tiling and consists of a bath with mains shower over, a WC, and a vanity wash hand basin. Excellent storage facilities are provided by good sized cupboards in the hall and second bedroom, while the principal bedroom has the advantage of built-in mirrored wardrobes. The loft is accessed via the hall and offers additional storage if required.

Outside, shared parking lies to the front elevation, along with additional parking for visitors. Overall, this is fantastic starter flat for those looking for a comfortable home in a convenient location, and early viewing is essential.

Excellent amenities at Milton of Leys include a chemist, takeaway, a convenience store and a primary school, which are all within walking distance of the property. This location also enjoys easy access to 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.

**Bedroom One**



**Bedroom Two**



### Rooms & Dimensions

Entrance Stairwell

Entrance Hall

Bedroom One

Approx 2.88m x 3.49m

Lounge

Approx 3.20m x 4.22m

Kitchen

Approx 3.20m x 2.40m

Bathroom

Approx 2.07m x 2.50m

Bedroom Two

Approx 2.72m x 3.16m

**Kitchen**



**Bathroom**

