



2 Muirfield Court, Muirfield Lane, INVERNESS, IV2 4DP

- Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- 2 Bedrooms
- Bathroom
- Electric Heating
- Double Glazing
- Communal Grounds
- Designated Parking Space

Offers Over £140,000

This well proportioned two bedroom ground floor flat is situated in a popular sought after area of Inverness. The flat which has its own entrance benefits from good cupboard provision and fitted wardrobes in both bedrooms. The lounge with its feature bay window has ample space for dining whilst the kitchen can accommodate a small table and chairs. Surrounded by well kept communal grounds, the property has its own external store and designated parking space. Ideal purchase for the first time buyer, a couple or as a rental investment.

LOCATION

The property is conveniently situated in the sought after Crown residential area within easy walking distance of the city centre. The local primary school is a short distance away whilst older children would attend Millburn Academy, which is also within easy reach. Kingsmills shopping area with newsagent, bakers, tea rooms, delicatessen and hairdresser as well as doctor and dental surgeries, and vets is a short distance away. Other local amenities include the nearby golf club, several hotels, cricket pitch, bowling green and public park.

DIRECTIONS

From the Town House in the centre of the city, travel along Castle Street and at the top of the hill bear left on to Old Edinburgh Road. At the traffic lights continue straight on, bearing right at the next fork but still on Old Edinburgh Road. Continue on this road and take the second turning to the right into Muirfield Lane (before the mini roundabout). Muirfield Court is on the right hand side.

KEY POINTS

- * Spacious ground floor flat
- * Sought after location
- * Own front door
- * Private parking space
- * Well tended communal grounds
- * EPC band D
- * HSPC - 57425

ACCOMMODATION

Entrance Hall

Door to shelved cupboard. Further cupboard with shelf.

Lounge/Dining Room

5.52m x 4.22m at widest points (18'1" x 13'10" at widest points)

Spacious room with feature bay window, pleasantly set to the rear.



Kitchen/Breakfast Room

2.99m x 2.50m (9'10" x 8'2")

Window to front overlooking communal gardens and car park. Range of wall and base units incorporating built-in electric oven, hob and extractor. Ample work surface area with tiling above. Inset one and half bowl stainless steel sink, mixer tap and drainer.



Bedroom 1

3.59m x 3.01m (11'9" x 9'11")

Window to rear. Spacious room with large fitted wardrobe with mirrored sliding doors, shelving and hanging rail.



Bedroom 2

3.00m x 2.89m (9'10" x 9'6")

Window to front overlooking communal gardens and car park. Fitted wardrobe with wooden sliding doors, shelving and hanging rail.

Bathroom

2.68m x 1.88 at widest (8'10" x 6'2" at widest)

Opaque window to front. Whisper grey coloured suite comprising WC, wash hand basin, bidet and bath with Redring shower above. Shower screen. Tiling to ceiling height. Wall mounted cabinet with downlighters. Electric towel rail.



GARDEN

The communal grounds are well maintained. No 2 has its own external store.



PARKING

The property has its own designated parking space and there are four communal spaces for occasional use by visitors to the flats.

FACTORING AND INSURANCE FEES

The Residents Association meet annually to discuss the upkeep of the external maintenance and the communal grounds. The payment for 2019 was £500 (per annum) and this included the buildings insurance.

EXTRAS

All fitted floor coverings, curtains and blinds together with the oven, hob and extractor are included.

SERVICES

Mains electricity, water and drainage.

VIEWING

By appointment through South Forrest Property Department on (01463) 250255.



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