



17 DIRIEBUGHT COURT, INVERNESS IV2 3QU

One bedroom ground floor flat

Ground floor flat with its own entrance within close proximity to Inverness city centre. The property has an open outlook onto a common drying green and benefits from double glazing and gas central heating throughout. Modern kitchen and bathroom. Ideal for a first time buyer or as a buy to let investment.

Accommodation comprises entrance hallway, lounge, kitchen, shower room and bedroom. Double glazing and gas central heating. Communal garden.

Diriebught Court is located off Diriebught Road near Millburn Academy. Inverness city centre is within walking distance and Kingsmills is nearby providing a range of local shops and restaurants.

Offers around £70,000

Viewing: By telephoning the selling agents on 01463 226232 to arrange an appointment to view.



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ACCOMMODATION

A uPVC part glazed door leads to hallway which provides access to the shower room, lounge and kitchen. Ample room for hanging cloaks. Doors off to:-



Lounge 12'6" x 12'3 [3.81m x 3.73m]
Laminate floor. Open outlook to common drying green. Door provides access to kitchen



Kitchen 6' x 6'10" [1.83m x 2.08m]
Fitted with modern floor and wall units. Integrated oven and hob. Stainless steel sink. Plumbed for washing machine. Cupboard housing central heating boiler.



Bedroom 9' x 7' [2.74m x 2.13m]

Situated to the rear of the property. Single fitted wardrobe.



Shower room 6'11" x 6' [2.11m x 1.83]
Wet wall with white WC and wash hand basin. Shower running off the mains.

As stated, the property benefits from gas central heating and double glazing throughout and is in reasonable decorative order.

OUTSIDE

There is no exclusive garden ground with the property but shared ground and common drying green with other flats in the development.

EXTRAS

Included in the price is the integrated oven and hob, washing machine and fridge.

EPC BAND

The property lies within Energy Performance Band C.

COUNCIL TAX

The property lies within Council Tax Band A.

HOME REPORT

A Home Report is available for this property and can be requested from the selling agents.

ENTRY

By negotiation.

If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.

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