

# MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



## 219 MACKINTOSH ROAD INVERNESS IV2 3UB

Ideal starter home, comprising two bedroomed maisonette on first and second floor in popular residential area

- Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Kitchen Equipment Included
- Communal and on-street parking
- Home Report Available

**Offers Over £92,000 are invited**

9 ARDROSS STREET, INVERNESS, IV3 5NP T: 01463 225000 F: 01463 225080  
W: [www.macneillcritchley.co.uk](http://www.macneillcritchley.co.uk) E: [property@macneillcritchley.co.uk](mailto:property@macneillcritchley.co.uk)



Ref: 40343

This two bedroom maisonette is an ideal starter home, located in a popular residential area, with ready access to local amenities, schools and workplaces at Beechwood, Raigmore Hospital, Longman, Inshes and Cradlehall.

The property is situated on the first and second floor, with internal staircase, and is accessed by a communal entrance hall and stairway. There is a security door entry system.

The property has electric storage / panel heating and is fully double-glazed.

### ACCOMMODATION COMPRISES

#### ENTRANCE HALL:

Carpeted, with access to the Living Room and Kitchen and stairway to the second floor. Hall cupboard; understair cupboard.

#### LIVING ROOM: 4.04 x 4.34m (13' 8" x 14' 3").

Bright airy room with windows to front and side. Wood effect laminate flooring; electric storage radiator; wooden curtain rail with curtains. TV and satellite points from communal system.

#### KITCHEN: 2.18 x 3.88m (7' 2" x 12' 9").

Fitted with a range of wall and floor cupboards, with good work surface space. Stainless steel drainer sink; window to side with venetian blind; Indesit cooker; Hotpoint washing machine; Bosch fridge/freezer.



The stairway leads to the Upper Landing.

#### BEDROOM 1: 3.96 x 2.82m (13' x 9' 3"), extending to 3.55m (11' 8") at door.

Window to front; wooden curtain rail with curtain; electric panel heater; carpet.



#### BEDROOM 2: 3.3 x 3.9m (9' 11" x 10' 6").

Window to side; wooden rail and curtain; electric panel heater; fitted wardrobe with shelves and cupboard above; carpet.



#### BATHROOM:

Bright room with big windows to side; venetian blind; three piece white bathroom suite with Triton electric shower above the bath; electric fan heater; extractor fan; cupboard housing immersion heater.

#### GENERAL:

All carpets and fitted floor coverings, blinds, the cooker, washing machine and fridge/freezer, and light fittings are included in the sale.

#### SERVICES:

The property is served by mains water, drainage, electricity and telephone. Heating is by electric storage heater and electric panel heaters.

#### OUTSIDE:

The property benefits from use of a communal drying green, communal grounds and an external store.

#### COUNCIL TAX BAND: A

#### POST CODE:

IV2 3UB

#### PRICE:

Offers over £92,000

#### VIEWING:

By direction appointment with the sellers on 01463 222670.

#### ENTRY:

By mutual arrangement.

#### NOTES:

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.
2. Interested Parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

## MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents

9 ARDROSS STREET  
INVERNESS IV3 5NP

T: 01463 225000 F: 01463 225080

W: [www.macneilcritchley.co.uk](http://www.macneilcritchley.co.uk)

E: [property@macneilcritchley.co.uk](mailto:property@macneilcritchley.co.uk)