



CHURCH STREET INVERNESS | OFFERS OVER £135,000

07585 184793

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

**AR**<sup>TM</sup>  
**AMAZINGRESULTS!**  
THE PROFESSIONAL ESTATE AGENTS



# CHURCH STREET

## INVERNESS

£135,000

Nestled in the heart of Church Street, Inverness, this charming top floor flat offers a unique opportunity for those seeking a cosy abode in the bustling City Centre. Situated on the top floor, this 2-bedroom flat is not only appealing but also perfect for first-time buyers looking to step into the property market.

This property is not just a home; it's an investment opportunity waiting to be seized. The competitive pricing makes it an attractive option for prospective investors looking to expand their portfolio in a prime location. With its convenient setting and desirable features, this property is sure to capture the hearts of those looking for a blend of comfort and convenience.

Don't miss out on the chance to own a piece of Inverness's vibrant city life. Whether you're a first-time buyer or an experienced investor, this property on Church Street is a gem worth exploring.

### The Property

Situated within the heart of the City Centre surrounded by local shops, restaurants pubs and coffee shops. This appealing Top Floor 2 bedroom flat offers an ideal proposition for first time buyers stepping onto the property market. Also a great opportunity for investment buyers seeking to start or extend their property portfolio.

### Hallway

11'6" x 3'3"

A spacious entrance hallway leading to all rooms and there is a storage cupboard also housing the hot water tank.

### Lounge

13'11" x 11'3"

A good-sized reception room with double window feature to the front. Suitable space for a small dining table and chairs. Fire surround with electric fire to one wall.

### Kitchen

9'7" x 7'8"

A modern fitted kitchen with a range of wall and floor units with an attractive solid wood worktop area. Inset stainless steel sink with window to the rear. Fitted inset electric 4-ring hob with an electric oven below and over head cooker hood. Space and plumbing for washing machine and a free standing fridge.

### Bedroom 1

12'10" x 8'11"

A double bedroom with an attractive window feature to the front. There is a built-in wardrobe with full height mirror sliding doors. There is ample space for additional bedroom furnishings.

### Bedroom 2

12'10" x 7'7"

A double bedroom almost identical size to that of bedroom one. There is a window feature to the rear. Built-in wardrobe with full height mirror sliding doors. There is ample space for additional bedroom furnishings.

### Bathroom

8'0" x 5'6"

An attractive modern bathroom suite having a wall mounted wash hand basin, WC and a panelled bath with fitted electric shower and partial glazed screen surrounding the bath.

### Heating

There is a partial electric panel heating and the property would benefit from the installation of an upgraded modern electric heating system.

### Glazing

The property has double glazed windows throughout the flat.

### Viewing

Viewing by appointment. Please call your local Estate Agent, Ken Anderson at AMAZING RESULTS!™ Estate Agents to see this property today. 07585 1847935. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

### Property to sell!

Why not find out how much your property is worth today with a free, no obligation valuation from your local Professional Estate Agent, Ken Anderson. 07585 184793. Book your FREE property valuation online. [www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com).

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>	EU Directive 2002/91/EC	<b>Scotland</b>	EU Directive 2002/91/EC



To view this property call **AMAZING RESULTS!™** on 07585 184793



**Ken Anderson**

Professional Estate Agent

07585 184793 (mobile)

ken@AMAZINGRESULTS.com



rightmove

Zoopla

s1homes.com

PrimeLocation.com

[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

Viewing is strictly by appointment through AMAZING RESULTS!™ on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. A copy of the full Energy Performance Certificate is available upon request. How much is your home worth? Find out today with a FREE no obligation valuation on 0800 999 1565. Interested in a NEW career? Visit joinAMAZINGRESULTS.com