

CHURCH STREET INVERNESS | OFFERS OVER £135,000 07585 184793 www.AMAZINGRESULTS.com







# 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" × 3'3"

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

# Lounge

#### |3'||" × ||'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" × 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 I

#### 12'10" × 8'1"

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

## |2'|0" × 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.

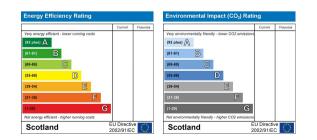
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