



Innes & Mackay

**45B Grant Street  
Inverness, IV3 8BP**

- ONE BEDROOM
- SEMI DETACHED HOUSE
- OWN ENTRANCE
- CLOSE TO LOCAL AMENITIES

**Offers Over  
£65,000**





**DESCRIPTION**

Located within walking distance of the city centre and all local amenities, this one bed semi detached property offers anyone looking for a renovation project with a view to a potential rental property. The property which benefits from single glazed units, is accessed via a communal door off the main street, leading to a courtyard area where number 45B is located.

**LOCATION**

Facilities on your doorstep cater adequately for daily requirements and include a general store, Post Office, bakers and chemist. Also within easy reach is Eden Court Theatre, a good selection of cafes, bars and restaurants along with the River Ness with its many charming island walks. Inverness City Centre, a very short walk away across the River Ness, offers extensive shopping, leisure and entertainment facilities along with excellent road rail and air links to the South and beyond.

**ENTRANCE HALLWAY**

Access to the property is via a door opening into a shared corridor which leads to the courtyard belonging to this flat and the neighbour. The front door opens into the hallway from which the living room and kitchen are located off. Stairs lead up to the landing and there is a built in cupboard housing the hot water tank.

**LIVING ROOM 12'3" x 8'6"**

The living room is generous sized room with a window to the front. Carpet completes this room.



**KITCHEN 6'5" x 4'10"**

The kitchen is fitted with base units and wall mounted cupboards providing storage. There is a sink with drainer to the side, free standing electric cooker and space under the counter for a fridge. Lino flooring.

**LANDING**

Stairs lead up to the landing where the shower room and bedroom are located. A built in cupboard houses the washing machine.



**BEDROOM 11'8" x 8'5"**

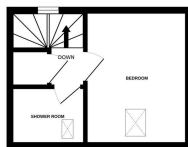
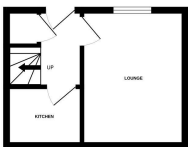
This room benefits from a Velux window to the rear allowing a good source of natural light. Part combed ceilings and carpet complete this room.

**SHOWER ROOM 6'5" x 4'9"**

The shower room is furnished with a WC, wash hand basin and corner shower cubicle housing a mains shower. Velux window to the rear, lino flooring and wet wall complete this room. Hatch provides access to the roof space.

GROUND FLOOR

1ST FLOOR



We warrant that the floor plans are drawn to the accuracy of the Surveyor's measurements. However, we do not warrant that the floor plans are drawn to the accuracy of the Surveyor's measurements. The plans are for information only and are not intended to be used for any other purpose. The Surveyor's office is not responsible for any errors or omissions in the plans.

**GLAZING**

Single glazed units.

**COUNCIL TAX - Band A**

**EPC - F37**

**SERVICES**

Mains water, drainage, electricity, telephone and TV point.

**VIEWING ARRANGEMENTS**

Viewing through Innes & Mackay (01463) 251200.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House  
Beechwood Business Park  
Inverness  
IV2 3BW

01463 251 200  
property@innesmackay.com  
www.innesmackay.com



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