



Innes & Mackay

**FLAT 3, 19 QUEEN STREET,
INVERNESS, IV3 5HT**

- TOP FLOOR FLAT
- ONE BEDROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- ELECTRIC HEATING
- IDEAL BUY TO LET OR AIR B & B
- PERMIT PARKING

**OFFERS OVER
£99,950**



DESCRIPTION

Ideally located for anyone looking for a buy-to-let investment property or as an Air B & B, this one bed top floor flat offers an open plan kitchen/living area with bedroom off and only by viewing will one appreciate the accommodation within. The property is located close to the River Ness and therefore within walking distance of the city centre. Electric heating. Double glazed. Permit parking.

LOCATION

The property is situated in a quiet residential street on the west side of the river Ness. The City Centre is within walking distance and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to outdoor and indoor sporting facilities at the Aquadome, Ice rink and Bught Park. Eden Court Theatre, Inverness Cathedral, the Caledonian Canal and River Ness are in close proximity. Near the property is a selection of local amenities including a supermarket, hotels & medical centres. The property is within easy walking distance to both primary and secondary schools. Close by is a regular bus service which provides transport to and from the city centre and surrounding areas.

ENTRANCE HALLWAY

Front door which is shared with flat 4, opens into the hallway which has stairs leading to the flat entrance.

HALL

From the hall, access is gained to the kitchen and bathroom. There is a large built in cupboard which not only houses the recently fitted water tank but also provides good storage. A hatch opens into the unfloored loft access.

BATHROOM

2.52m x 1.68m (8'3" x 5'6")

The bathroom is fitted with a three piece suite comprising a WC, wash hand basin and bath with electric shower over and screen to the side. Wet wall above the bath gives a pleasing finish along with the tiling above the sink. Heated towel rail, electric fan and vinyl flooring complete this room.

KITCHEN/LIVING ROOM

6.97m x 4.94m (at widest point) (22'10" x 16'2" (at widest point))

The kitchen area is fitted with a good range of floor based units and wall mounted cupboards and breakfast bar all providing good storage and working areas. Located below the work counter is the washing machine and fridge together with a free standing electric cooker and inset is the stainless steel sink

with drainer to the side. Vinyl flooring completes this area and carpet continues from here through to the living room which has a window to the front and door through to the bedroom.

BEDROOM

4.62m x 1.90m (15'1" x 6'2")

The bedroom is a good sized room which is laid with carpet and has two windows to the front elevation providing good light dimension.

HEATING

Recently fitted Electric heating.

GLAZING

Fully double glazed.

PARKING

Parking is on street permit parking. (Approx £40 per annum)

COUNCIL TAX

Band A.

EPC

Band D58.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine and cooker. All other items can be included in the sale.

SERVICES

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

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.



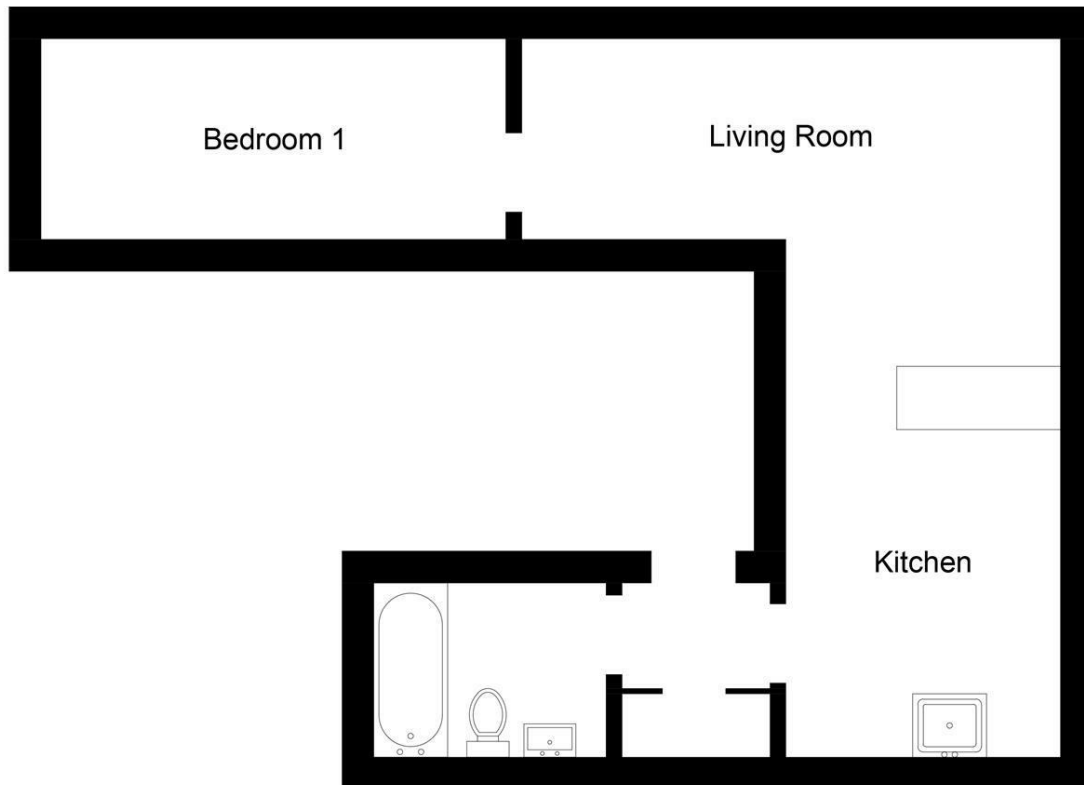


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087962)

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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