



Innes & Mackay

**32C Tomnahurich Street,
Inverness IV3 5DS**

- TWO BEDROOM FIRST FLOOR MAISONETTE
- IDEAL CITY CENTRE LOCATION
- PERFECT FOR FIRST TIME BUYER/BUY TO LET INVESTOR
- SHARED GARDEN
- ON-STREET PERMIT PARKING

NEW REDUCED PRICE

FIXED PRICE

£149,000



PROPERTY DESCRIPTION

Viewing comes highly recommended for this modern, well-presented two bedroom maisonette, located close to local amenities. The property, which benefits from double glazing and gas central heating, offers an ideal home for the first time buyer or buy to let investor.

LOCATION

Tomnahurich Street is situated in an ideal central location, within easy walking distance to Inverness City Centre shopping facilities, Primary and Secondary schools, the River Ness, Caledonian Canal, local supermarkets, restaurants and Eden Court Theatre. There is a dentist, baker and takeaway along with a Tesco Extra store located close by. Inverness City offers excellent travel facilities by bus, air and rail and also an extensive choice of shopping, leisure and fitness amenities associated with City living.

GARDEN

The garden space here is shared with other properties within the building. This is mainly laid to lawn with a variety of plants and shrubs.

ENTRANCE

Access to the property is from Tomnahurich Street, where an external spiral staircase leads from the garden area. The front door opens into the entrance hallway, laid with laminate, where access is provided to

the lounge/kitchen and bedroom. There is an under stair cupboard with plumbing for washing machine.

KITCHEN/LOUNGE

4.85 x 4.12 (15'10" x 13'6")

The open plan kitchen/living area, laid with laminate flooring, is a bright room with window to the rear. The kitchen is furnished with a combination of wall mounted and floor based units with worktop, 1 ½ bowl stainless steel sink with drainer, oven with gas hob and extractor hood over and fridge freezer.

BEDROOM 1

4.28 x 3.58 (14'0" x 11'8")

Bedroom one is a large, double room located to the front elevation. An added feature to this room is the recessed alcove with shelving providing additional storage. Carpet completes this room.

FIRST FLOOR LANDING

The carpeted staircase proceeds to the landing, where access is provided to the second bedroom, bathroom and storage cupboard. Access is also provided to the loft space via a ceiling hatch.

BEDROOM 2

3.97 x 2.96 (13'0" x 9'8")

The second bedroom is also a double room, laid with carpet. Behind sliding doors is a walk in cupboard, providing ample storage.



BATHROOM

2.40 x 2.29 (7'10" x 7'6")

The modern bathroom is furnished with a wash hand basin with fitted storage below, WC, bath with mains shower and extractor fan. There are two large windows to the front elevation allowing a good degree of natural light. Tiled flooring completes this room.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

On-street permit parking.

COUNCIL TAX BAND - B

EPC BAND - C

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

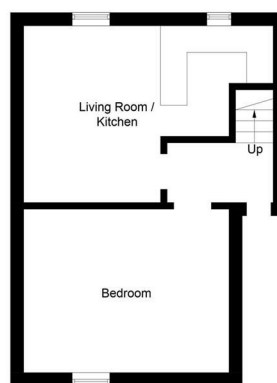
EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings and fridge freezer is included in the sale.

VIEWING ARRANGEMENTS

By appointment through Innes & MacKay Property Department on 01463 251200.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1225188)

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

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