



52 Balnafettack Crescent, Inverness, IV3 8TG

Well Proportioned 1 Bedroom First Floor Flat with Superb Views over the City to the Moray Firth and Surrounding Hills.

- Entrance Vestibule
- Lounge
- Hall
- Modern Kitchen
- Bathroom
- Double Bedroom
- Good Storage Provision
- Garden
- Allocated Parking
- Electric Heating
- Double Glazing
- EPC Band - D





DESCRIPTION

This well proportioned one bedroom flat is set on the first floor and enjoys a superb outlook across the city centre and the Moray Firth. In good order throughout, the lounge takes full advantage of the lovely view and the kitchen appreciates modern fitted units offering space for small table and chairs. The bedroom is a double with good sized fitted wardrobe and the bathroom has a shower fitted over the bath. Benefiting from electric heating and double glazing, there is an area of garden to the front and side, with external store and allocated parking space. Ideal for the first time buyer, this property would also make a good rental investment.

LOCATION

The property is quietly situated in the Balnafettack residential area of Inverness, approximately two and a half miles from the city centre. A range of facilities including shop, chemist, hairdresser, take away outlets and a doctors surgery are available at the Charleston Complex. There is a regular bus service to the city centre.

DIRECTIONS

From the city centre, take the old A9 leading towards Beaulieu. After crossing the canal at Muirtown, take the second turning on the left (at the traffic lights). Continue on this road (King Brude Road) until you come to the next set of traffic lights where you turn right. At the next mini-roundabout still continue straight on and then take the next turning on the right into Balnafettack Road. Balnafettack





Crescent is the second turning to the left and number 52 is located along the road on the right hand side.

ENTRANCE VESTIBULE

The access to the property is set to the rear of the building and a door opens to the vestibule area with carpeted staircase and hand rail leading up to the first floor landing. Window to the side. Telephone point. Door to lounge.

LOUNGE

4.28m x 3.65m

Set to the rear the lounge has two large windows appreciating a superb aspect over neighbouring gardens to the Moray Firth and across the city centre to the hills beyond. Television aerial point. Door to cupboard with shelf housing the hot water tank. Door to hall.

HALL

Cupboard housing the electric consumer units with shelf and coat hooks. Hatch to loft space. Doors to kitchen, bedroom and bathroom.

KITCHEN

2.71m x 2.58m

Fitted with modern base and wall units incorporating stainless steel sink with drainer. Electric oven and hob with chimney style extractor hood above. The washing machine is included in the sale and there is space for a fridge freezer, Window to the front looking over Balnafettack Crescent towards woodland beyond. Space for small table and chairs.

BATHROOM

1.97m x 1.70m

The bathroom is fitted with a wc, wash hand basin and bath with shower and folding screen above. Opaque window to the side. Wall mounted mirror and wall light incorporating shaver point. Electric fan heater and heated towel rail.

BEDROOM

3.93m x 2.51m

This is a good sized double room with window to the front looking over Balnafettack Crescent to woodland beyond. Electric panel heater. Telephone point. Mirrored sliding doors to the fitted wardrobe with hanging rail and shelf.

GARDEN

There is a small area of garden to the side of the property laid to grass with rotary clothes dryer and trees planted. External lockable storage cupboard. Further area of grassed garden to the front with planted conifers. Allocated parking space.

HEATING

The property benefits from electric storage and panel heating.

GLAZING

The property benefits from double glazing.

EXTRAS

The property is being sold as seen - All fitted floor coverings, curtains, blinds, oven, hob, extractor hood and washing machine are included in the sale.

COUNCIL TAX

The current council tax is Band B. Please be aware that this may be subject to change upon sale.

SERVICES

The property benefits from mains electricity and water. Drainage is to the public sewer.

DATE OF ENTRY

To be mutually agreed. Early entry is available.

VIEWING

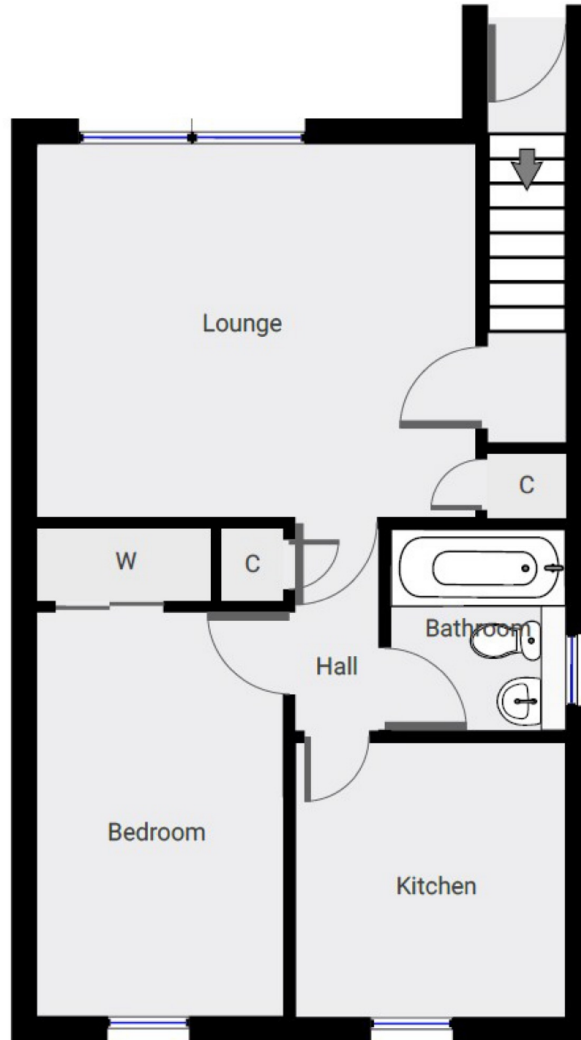
Viewings are strictly by appointment. Contact Anderson Shaw & Gilbert on 01463 253911 to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 and they will be able to arrange a viewing on your behalf.

EMAIL

Property@solicitorsinverness.com

HSPC REFERENCE

59168



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		67	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		58	64
EU Directive 2002/91/EC			



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

