

# Flat 2 Riverview

PORTLAND PLACE, INVERNESS, HIGHLAND, IV1 1NE



A GORGEOUS 2 BEDROOM, 2 BATHROOM  
GROUND FLOOR APARTMENT



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



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Welcome to Flat 2, Riverview, Portland Place – a captivating 2-bedroom ground-floor apartment situated in the sought-after Riverview blocks, nestled right on the edge of the picturesque River Ness. Boasting a prime location, this residence is just minutes away from all the amenities the city centre has to offer.

This gorgeous apartment has proven to be a highly lucrative holiday let, making it an ideal investment for those seeking a base to explore the Highlands or to continue as a brilliant income stream in the future.

Step inside to discover a modern kitchen which boasts an integrated fridge/freezer, and dishwasher, enhancing the apartment's functionality, also with ample space for a 4-person table and chairs, creating a perfect setting for both intimate meals and entertaining. The lounge, with its panoramic views of the water, provides a tranquil retreat. Two bedrooms offer comfortable accommodation, with the primary bedroom featuring an en-suite shower room. The family bathroom is elegantly appointed with a bath suite and an overhead shower, adding a touch of luxury to daily routines.

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## The Kitchen





**Bedroom 1**





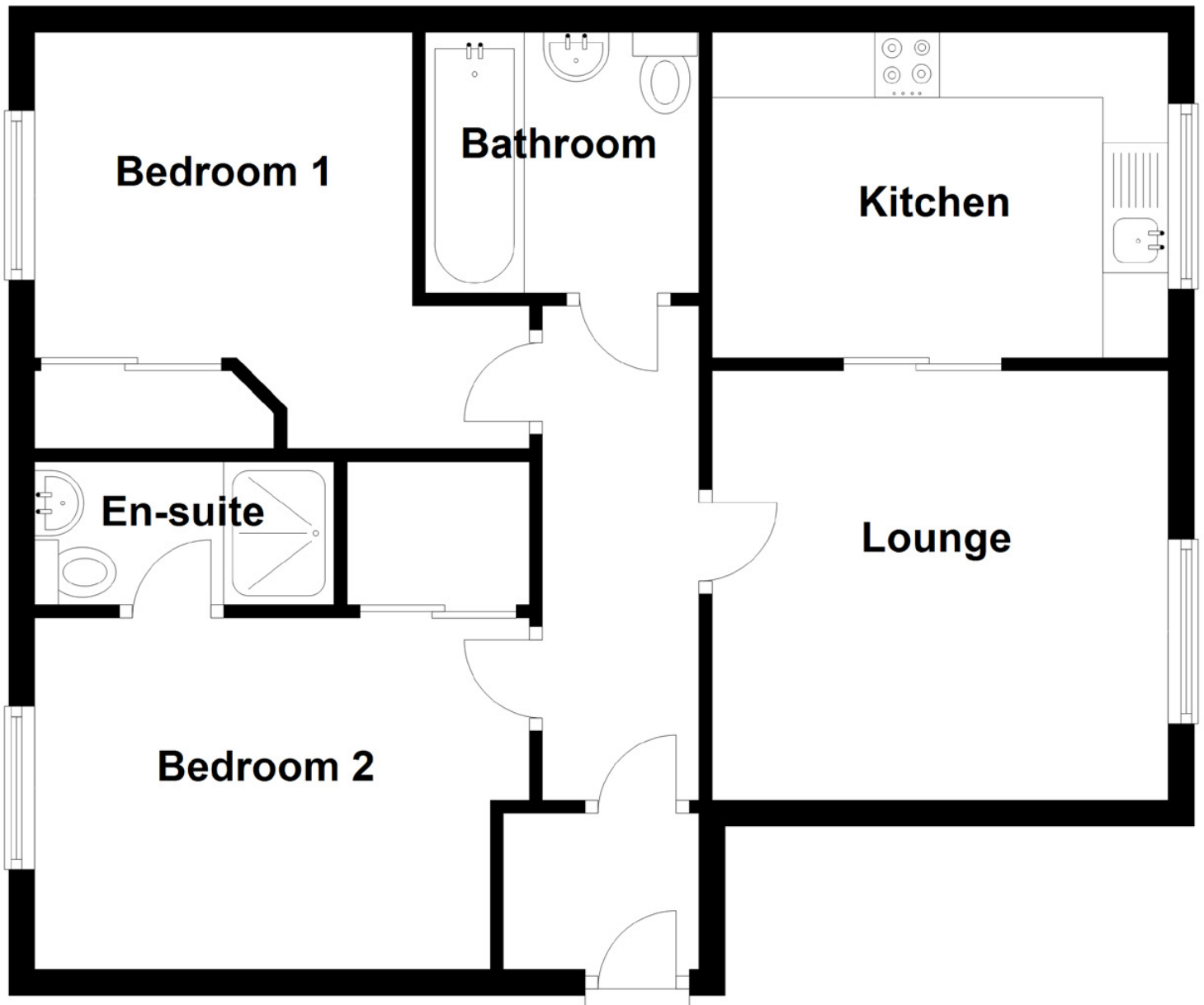
**Bedroom 2**











#### Approximate Dimensions

(Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Kitchen   | 3.50m (11'6") x 2.50m (8'2")   |
| Lounge    | 3.50m (11'6") x 3.30m (10'10") |
| Bedroom 1 | 3.80m (12'6") x 3.20m (10'6")  |
| Bedroom 2 | 3.80m (12'6") x 2.70m (8'10")  |
| Bathroom  | 2.10m (6'11") x 2.00m (6'7")   |
| En-suite  | 2.30m (7'7") x 1.10m (3'7")    |

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>

EPC Rating: C

Flat 2, Riverview, combines contemporary living with a prime location, making it an excellent choice for those seeking both comfort and convenience. Additionally, enjoy the convenience of a parking space allocated with a lockable post, gas central heating, and a video entry system.

The owners are open to offers for the property fully furnished with all contents included, making it even more enticing for those looking for a hassle-free move. Don't miss the opportunity to own this riverside gem and experience the best of Inverness living





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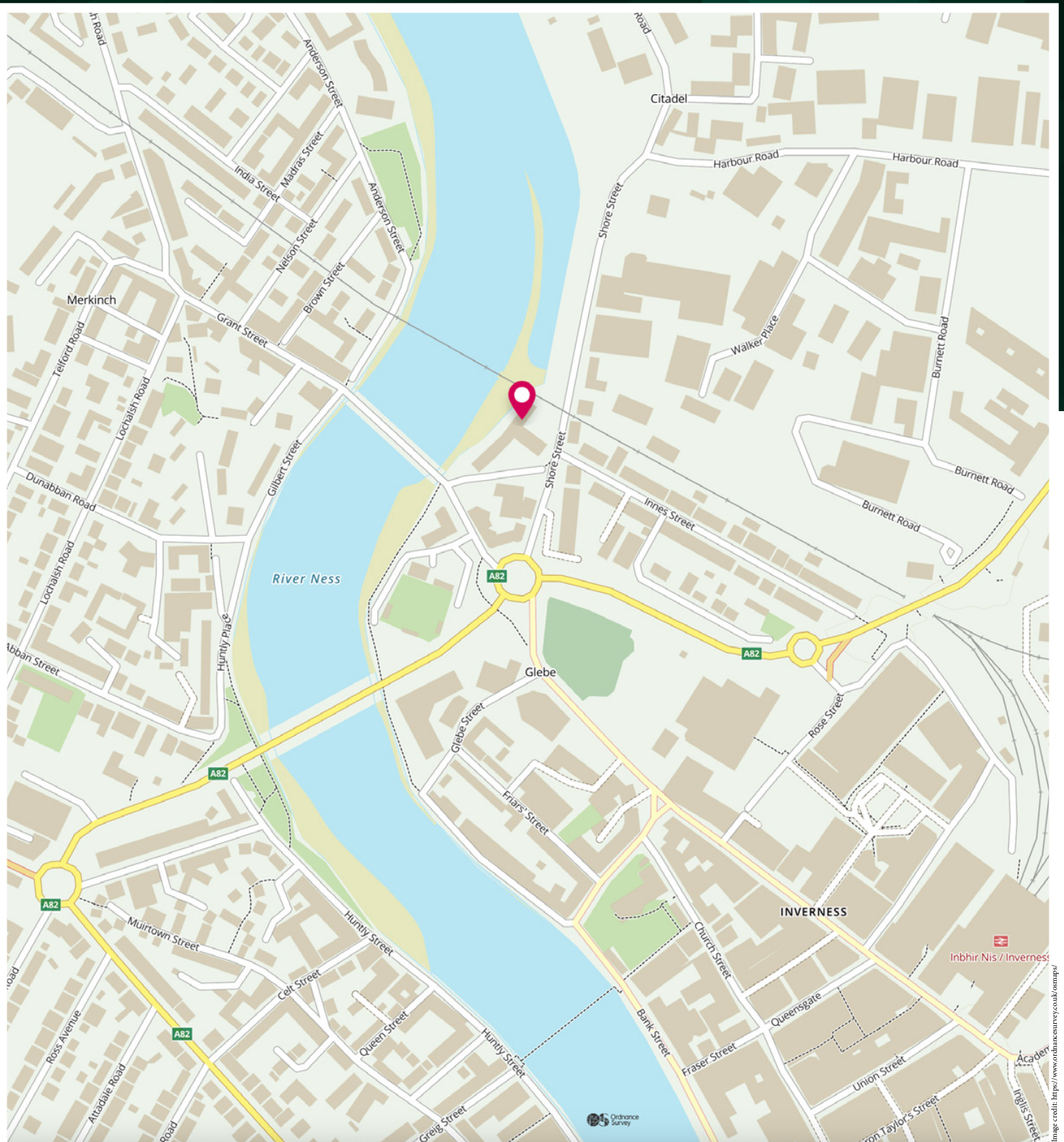
The city of Inverness is undoubtedly one of the most wonderful places to live in Scotland. Nestled in the heart of the Scottish Highlands, Inverness offers an unparalleled lifestyle that's perfect for young families, nature enthusiasts, and intrepid Highland explorers.

Inverness, often hailed as the capital of the Highlands, combines the best of both worlds. It boasts the amenities of a vibrant city, with shops, bars, and restaurants catering to your every need. Yet, it retains the natural beauty and serenity of the Scottish Highlands right at your doorstep.

One compelling reason to call Inverness home is its safe, family-friendly environment. The city boasts a low crime rate, making it an ideal place for young families to thrive and grow. For outdoor enthusiasts, Inverness is a gateway to adventure. The iconic Cairngorm National Park, a year-round sports playground, is just a stone's throw away, offering hiking, skiing, and endless exploration opportunities. Golfers will find their paradise here, with internationally famous courses like Dornoch, Nairn, and Castle Stuart less than an hour's drive away.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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