

# Flat 7, 4 Stephens Street

INVERNESS, HIGHLAND, IV2 3JP



*A BRILLIANT ONE BEDROOM  
CITY CENTRE APARTMENT*



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An excellent choice for first-time buyers or investors, Flat 7, 4 Stephens Street offers a prime location just moments away from Inverness High Street and all the conveniences of city centre living. This 1-bedroom flat presents a fantastic opportunity for those seeking an affordable entry into the property market or looking to expand their investment portfolio.

The property features a bright lounge with ample space for a 4-person breakfast/dining table, perfect for enjoying meals or entertaining guests. The small kitchen area provides essential amenities for daily living, while the shower room offers convenience and functionality. With a comfortable double bedroom, this flat caters to the needs of singles, couples, or small families looking for a cosy place to call home.

Moreover, its proximity to the city centre makes it an ideal rental opportunity for those seeking steady rental income or a lucrative holiday let in the vibrant city of Inverness. Don't miss out on this chance to own a promising property in a sought-after location. Invest in Flat 7, 4 Stephens Street, and seize the opportunity for a bright future in Inverness.

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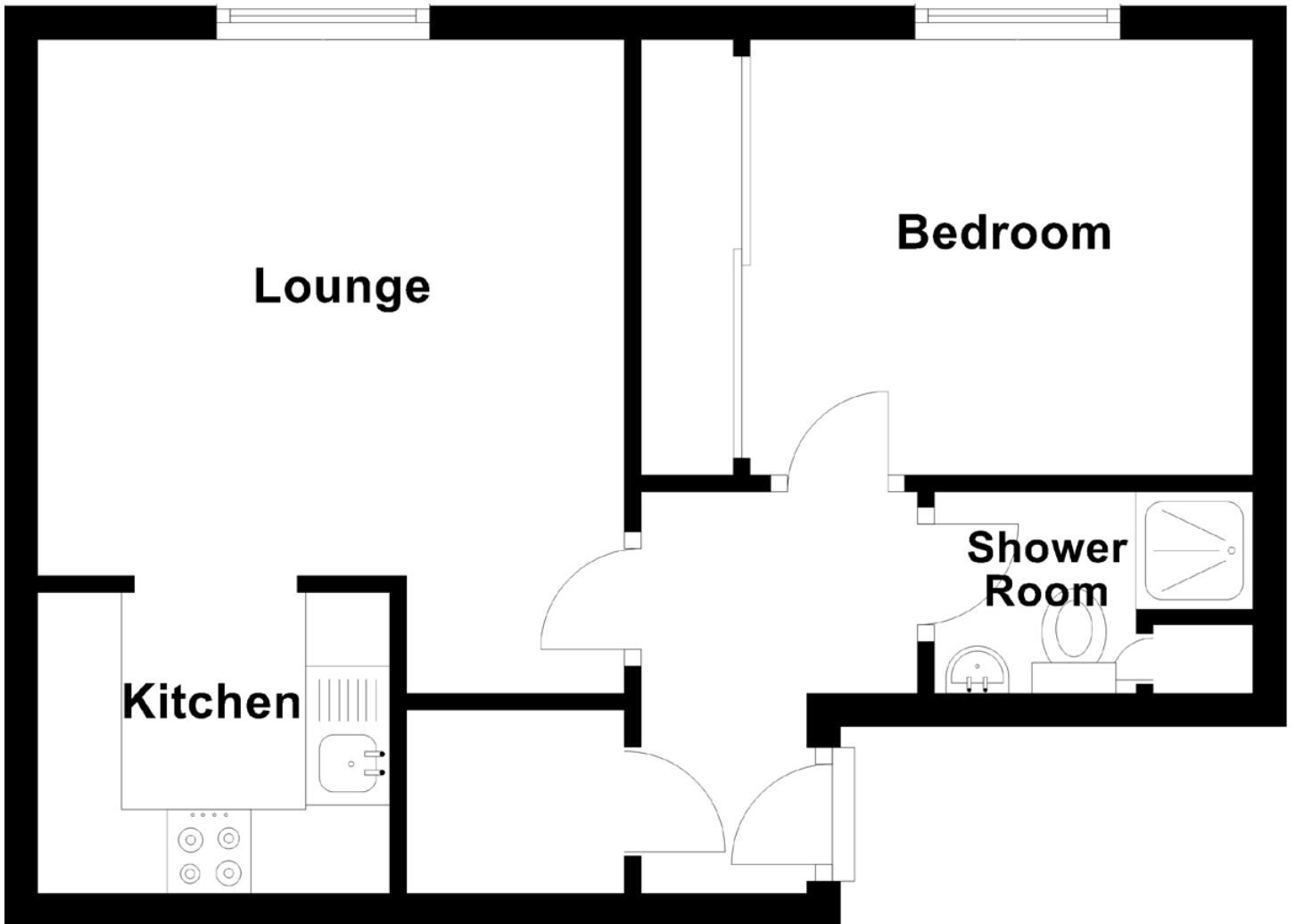


## The Bedroom









Approximate Dimensions

(Taken from the widest point)

Lounge	3.50m (11'6") x 3.20m (10'6")
Kitchen	2.10m (6'11") x 1.80m (5'11")
Bedroom	3.00m (9'10") x 2.60m (8'6")
Shower Room	1.90m (6'3") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 34m<sup>2</sup>

EPC Rating: C









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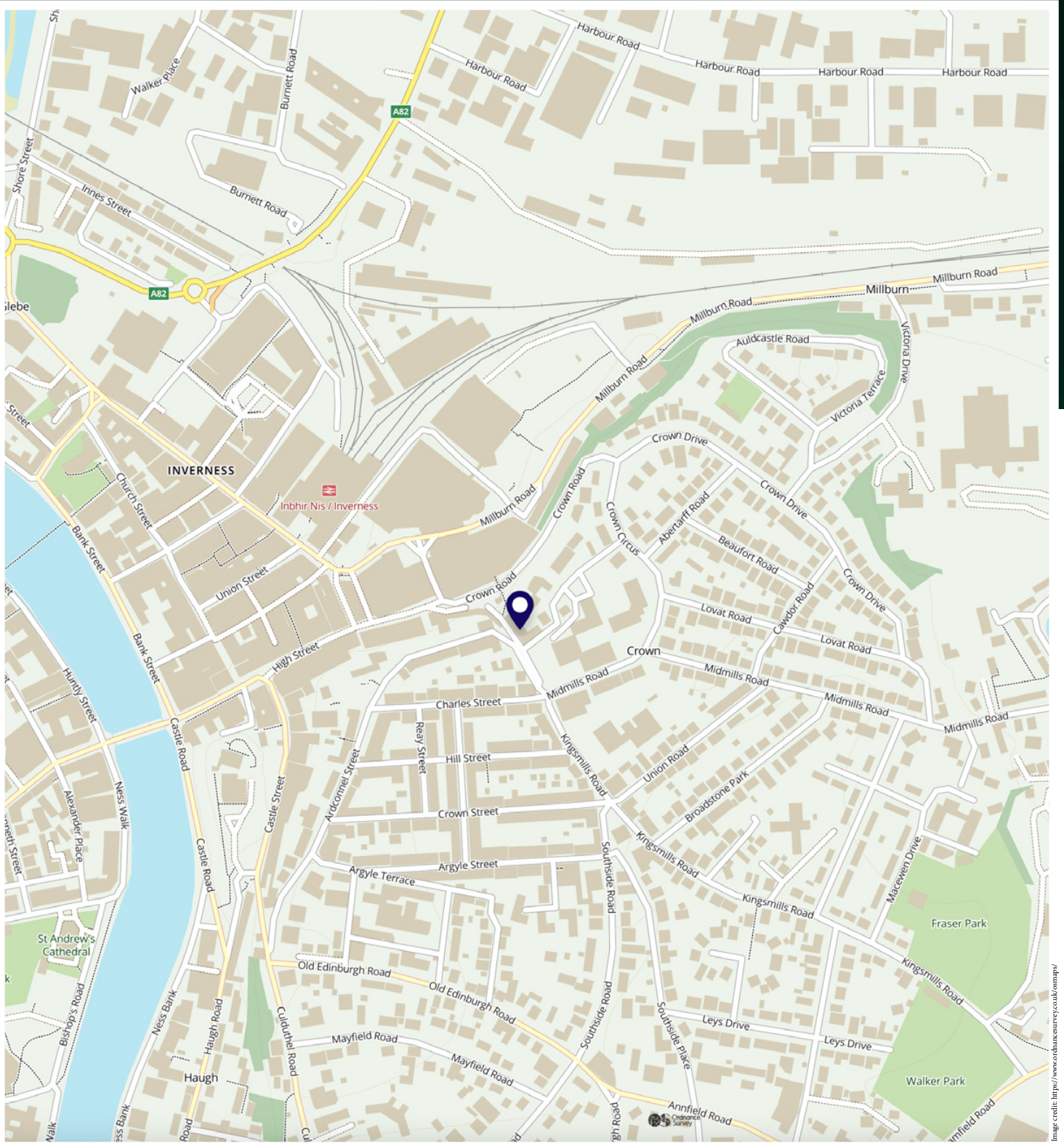
The city of Inverness is undoubtedly one of the most wonderful places to live in Scotland. Inverness is ideal for young families, those looking for a sizable property in stunning surroundings and keen highland explorers. Inverness is a city in the Scottish Highlands and is regarded as the capital of the Highlands. One reason to move to Inverness is the safe, family-friendly environment as its low crime rate appeal to young families. It has all the benefits of city life, but with all the beauty and nature of the Scottish Highlands right on its doorstep.

Travel options are essential when considering property in Inverness, in the heart of the city, you'll find the main railway station with services to Edinburgh, Glasgow, Perth, Aberdeen, and more destinations within Scotland. Inverness Airport is just a 20 minute drive east of the city and has scheduled flights to airports across the UK including London Gatwick daily. The three main roads; the A9, A82 and A96, provide access to all the major Scottish destinations and beyond. There is ample choice for any commuter or someone wanting to travel the Highlands.

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## The Location





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