

**124 Torvean Avenue, Bught,**  
Inverness, IV3 5SW

**Offers Over £102,000**



- Spacious 2 bedroom top floor flat with view across Bught Park
- Lounge/diner, kitchen, 2 double bedrooms, family bathroom
- Ideally located for city centre, theatre and sporting facilities
- Affordable first time buy or investment opportunity,
- communal gardens, on street parking
- Epc Band C

This spacious two bedroom flat is located in a quiet residential area on the West Side of the River Ness. Situated on the top floor, it offers an open outlook over Bught Park making it bright and airy. The property has been freshly painted and upgraded with oak doors which will appeal to first time buyers and investors alike.

The entrance porch gives access to the bright lounge/diner with space for a dining table and 4 chairs. The fitted kitchen has a breakfast bar and offers an electric cooker, extractor hood and washing machine. There is space for a fridge/freezer. There are two well-appointed double bedrooms with the main bedroom benefitting from two fitted wardrobes. Completing the accommodation is the modern bathroom with shower over the bath. There is gas central heating and double glazing throughout. There is a lockable storage cupboard, suitable for bikes, in the communal hallway. The communal gardens are to the front and rear of the property, with drying areas and space to relax. There is on street parking. This is an excellent opportunity to buy a two bedroom flat which is walk in condition with easy access to the City Centre.

## Rooms

<b>Lounge / Diner</b>	(11' 4" x 18' 1") or (3.46m x 5.52m)
<b>Kitchen</b>	(6' 8" x 9' 9") or (2.02m x 2.97m)
<b>Bedroom 1</b>	(11' 4" x 12' 8") or (3.46m x 3.87m)
<b>Bedroom 2</b>	(8' 0" x 13' 2") or (2.43m x 4.02m)
<b>Bathroom</b>	(5' 4" x 9' 11") or (1.63m x 3.01m)

## Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtain poles. Electric cooker, extractor hood and washing machine.

## Services

Mains gas, electricity, water and drainage. Telephone.

## Entry

Immediate entry is available.

## Council tax

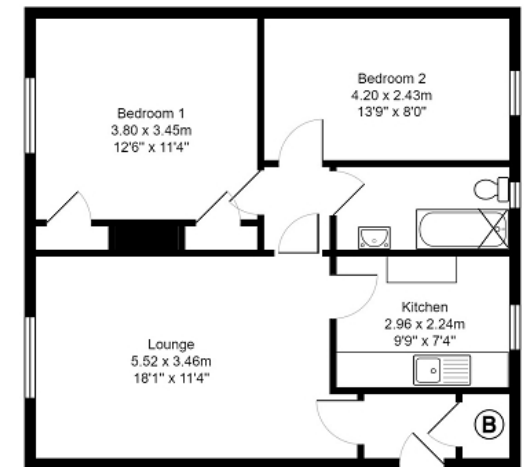
Band A

## Viewing

To arrange a viewing, please contact Emma on 07850407884 or 01463 233218.



124 Torvean Avenue



All measurements are approximate and for display purposes only

**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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