# Fixed Price £98,000





- Spacious 1 bedroom ground floor flat in popular location
- Ideal for first time buyers or investors
- Compliant with current letting legislation
- Lounge, kitchen, double bedroom and shower room
- Close to local amenities and the UHI campus
- EPC Band C

Fantastic opportunity to purchase a spacious onebedroom ground floor flat within the popular residential area of Culloden. This property is complaint with currently letting legislation making this an ideal purchase for first time buyers or for those looking to add to their rental portfolio. To the front of the property is the bright lounge, which has ample space for a small dining table and chairs. The fitted kitchen has an integrated electric hob, oven and extractor with space for a fridge/freezer and washing machine, which are also I included in the sale. The bright double bedroom benefits from double mirrored wardrobes and the modern shower room with mains shower. Completing completes the accommodation. is the modern shower room with mains shower. There is double glazing and electric storage heating throughout. There is a secure entry system, allocated parking and communal gardens to the rear.

## Rooms

Lounge	(13' 1" x 11' 7") or (3.98m x 3.52m)
Kitchen	(9' 1" x 6' 4") or (2.78m x 1.92m)
Bedroom	(8' 8" x 8' 10") or (2.63m x 2.70m)
Shower Room	(6' 4" x 7' 10") or (1.94m x 2.39m)

#### **Extras**

All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated electric hob, oven and extractor. Fridge/freezer and washing machine are included in the sale.

#### Services

Mains electricity, water and drainage.

Maintenance The factoring is approximately £48 per month.

**Tenure** Freehold

Council tax Band B

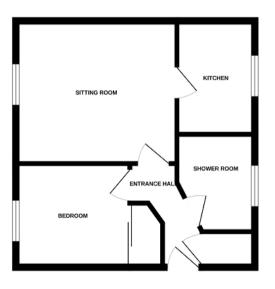
Entry Immediate entry is available.

### /iewing

To arrange a viewing please contact Louise on 07796 6735944 or 01463 233218.



GROUND FLOOR



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

#### info@tailormademoves.co.uk www.tailormademoves.co.uk

Jnder the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any varranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself of your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure has been used to measure has no to scale.