

# 7d Greig Street

Central, Inverness, IV3 5PT

Offers Over £105,000



- Affordable first floor flat in central location
- Walking distance to Inverness city centre
- Perfect first time buy or buy to let investment
- Close to picturesque River Ness and local amenities
- Lounge, kitchen, bedroom and bathroom
- EPC Band C

Fantastic opportunity to purchase a first floor flat in a fantastic location, close to the city centre, the river Ness and many local amenities. The property would be an excellent first time buy or buy to let investment. There is a spacious lounge with ample space for a small dining table and chairs, a recently upgraded kitchen with integrated gas hob, electric oven, extractor and fridge freezer, double bedroom and recently upgraded bathroom. Washing machine located in the large storage cupboard in the hallway. There is gas central heating and double glazing to the front of the property. On street permit parking is also available.

Location: The property is ideally located close to the centre of Inverness. The city centre offers a full range of amenities including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. The area is serviced by a comprehensive bus route. Inverness is the main business and commercial centre of the highlands and offers the full range of shopping, entertainment and leisure facilities associated with city living.

## Rooms

<b>Lounge</b>	(13' 6" x 12' 3") or (4.11m x 3.73m)
<b>Kitchen</b>	(5' 11" x 6' 11") or (1.81m x 2.11m)
<b>Bedroom</b>	(11' 6" x 9' 0") or (3.50m x 2.75m)
<b>Bathroom</b>	(4' 7" x 9' 4") or (1.39m x 2.85m)

## Services

Mains gas, electricity, water and drainage.

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob, oven and extractor. Fridge freezer and washing machine.

## Council Tax

Band B

## Tenure

Freehold

## Entry

To be mutually agreed.

## Viewing

To arrange a viewing of this property, please Emma on 07850 407884 or 01463 233218.

