

21 Ross Avenue
Central, Inverness, IV3 5QJ

Fixed Price £185,000



- Beautiful two bed first floor flat in converted Victorian villa
- Fantastic investment opportunity or first time buy
- Eligible for the LIFT scheme
- Lounge/3rd bedroom, sitting/dining room, kitchen, bathroom, attic room
- Private garden to rear with garden room, on street parking
- EPC Band C

Fantastic opportunity to purchase a first floor period flat located a short distance from the River Ness and Inverness city centre. This upper conversion benefits from its own entrance and retains some original Victorian features including doors, skirtings and cornicing. The property would make an ideal investment as it is currently operating as a successful holiday let business, with the necessary legislation in place. The accommodation includes a spacious lounge with a triple window with outlook to the front and a feature fireplace. This room was previously utilised as a 3rd bedroom and could easily be changed if required. There is a second sitting room which has built in larder cupboards, space for a sofa, a dining table and 4 chairs and gives access to the kitchen. The bright kitchen has 3 windows overlooking the rear garden, ample wall and base units and an integrated electric oven, hob, fridge, freezer and separate washing machine, which are all included in the sale. There are two bedrooms, one double and one single and the modern bathroom with electric shower. An attic room with fixed Ramsey ladder, new flooring and two Velux windows completes the accommodation. There is gas central heating and double glazing throughout. Outside there is a garden to the rear with a patio, grass lawn and a large garden room and on street parking to the front.

Rooms

Lounge/Bedroom 3	(14' 1" x 11' 10") or (4.28m x 3.61m)
Sitting/Dining Rm	(13' 0" x 10' 10") or (3.97m x 3.31m)
Kitchen	(11' 9" x 6' 8") or (3.57m x 2.02m)
Bedroom 1	(11' 10" x 8' 6") or (3.61m x 2.60m)
Bedroom 2	(8' 10" x 7' 9") or (2.70m x 2.37m)
Bathroom	(17' 9" x 12' 6") or (5.41m x 3.81m)

Services

Mains gas, electricity, water and drainage.
Telephone and Superfast Fibre Optic Broadband.

Extras

All fitted floor coverings, fixtures and fittings including all light fittings, except for sitting room. Curtains, curtain poles and window blinds. Integrated electric oven, hob, fridge, freezer and separate washing machine. Garden room. Furniture and kitchenware can be offered under separate negotiation.

Council Tax

Band C

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Morna on 07765 250242 or 01463 233218.

GROUND FLOOR

