

56 Harrowden Road

Central, Inverness, IV3 5QN

Offers Over £155,000



- Spacious period ground floor flat with original features
- Perfect investment or first time buy
- Lounge, kitchen, 2 bedrooms and bathroom
- Close to the city centre and local amenities
- Private entrance and rear garden
- EPC Band D

This spacious ground floor flat with original features including original fireplaces is centrally located on the west side of the River Ness. The location, layout and outdoor space will appeal to young professionals, as a retirement property, or to landlords looking to expand their property portfolio either for residential or holiday letting. To the front elevation is a bright, spacious bedroom with bay window, original feature fireplace, cornicing and stripped floors. To the rear is the bright and spacious lounge which gives access to the kitchen. The kitchen is fitted with an integrated electric oven, hob and extractor and comes with ample cupboard space. The washing machine is located in the useful rear porch area. The second bedroom is also to the rear and comes with an original fireplace and cast iron fire. To complete the accommodation is the modern bathroom with shower over the bath, WC and wash hand basin. There are wooden floorboards throughout with carpet to bedroom 2, a large storage cupboard in hallway and gardens to the front and rear with garden shed. On-street permit parking to the front of the property. This desirable property would make an ideal home for anyone looking for an investment property, first time buy or holiday let, with a private garden, and easy access to all local amenities.

Rooms

Lounge	<i>(13' 0" x 14' 8") or (3.97m x 4.46m)</i>
Kitchen	<i>(7' 3" x 7' 2") or (2.22m x 2.18m)</i>
Bedroom 1	<i>(14' 1" x 16' 6") or (4.29m x 5.02m)</i>
Bedroom 2	<i>(8' 11" x 13' 1") or (2.71m x 3.99m)</i>
Bathroom	<i>(8' 5" x 5' 3") or (2.57m x 1.59m)</i>

Services

Mains electricity, gas, water and drainage.

Extras

All fixtures and fittings including all floor coverings and light fittings. Curtain poles. Integrated oven, hob and extractor. Washing machine is included in the sale.

Council Tax
Band C

Tenure
Freehold

Entry
To be mutually agreed.

Viewing
To arrange a viewing of this property. please call Louise on 07796 673594 or 01463 233218.



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

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

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