

Flat 33, Riverview

Portland Place, Inverness, IV1 1NE

Offers Over £160,000



- Spacious 2nd floor flat in central location
- Will appeal to professionals or investors
- Ideal location for use as a holiday let
- Bright lounge, kitchen/diner 2 double bedrooms, bathroom
- Close to town centre and all amenities
- EPC Band B

This spacious 2nd floor flat is located in central Inverness, close to all amenities. The location will suit those looking for a buy to let or holiday let. The rooms are well proportioned and there is excellent fitted storage throughout. The spacious lounge has lots of natural light from the French doors with Juliette balcony. The dining kitchen is well appointed and has ample space for a table and six chairs. Appliances including a cooker with gas hob and electric oven, under counter fridge, freezer, washing machine and dishwasher, which are all included in the sale. Both the double bedrooms benefit from fitted wardrobes. The family bathroom completes the accommodation. There is fantastic storage, including 2 storage cupboards in the hallway, and a double cupboard in the entrance vestibule. There is gas central heating and double glazing throughout. The property is accessed via a security door entry system and there is shared parking and a bike store.

Location: The property is located on the banks of the River Ness, a short distance from Inverness city centre. The city centre offers a full range of amenities including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. There are primary and secondary schools, newsagents, bakers and chemists located nearby. 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

Lounge	(13' 11" x 10' 4") or (4.25m x 3.14m)
Kitchen	(11' 10" x 11' 8") or (3.60m x 3.56m)
Bedroom 1	(9' 9" x 11' 1") or (2.97m x 3.39m)
Bedroom 2	(11' 0" x 7' 9") or (3.35m x 2.37m)
Bathroom	(6' 10" x 7' 6") or (2.09m x 2.28m)

Floor Area

65m²

Services

Mains gas, electricity, water and drainage.

Extras

All fitted floor coverings, fixtures and fittings and all light fittings. Cooker with gas hob and electric oven, fridge, freezer, washing machine and dishwasher.

Council Tax

Band C

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing please contact Emma on 07850 407884 or 01463 233218.

GROUND FLOOR

