

17a Queen Street
Central, Inverness, IV3 5HT

Offers Over £115,000



- Spacious 1 bedroom flat in the city centre
- Lounge, kitchen, bedroom, bathroom
- Rear communal drying area and private parking space
- Ideal first time buy or investment property
- Close to picturesque River Ness and many local amenities
- EPC Band D

Fantastic opportunity to purchase a one bedroom first floor flat in a central location, close to the River Ness. This spacious property would make an ideal first time buy or investment property. There is a bright lounge which has space for a table and chairs. The recently fitted kitchen has a gas cooker, there is space and plumbing for a washing machine and fridge freezer which are included in the sale. The bedroom benefits from a large walk-in storage wardrobe. Completing the accommodation is a modern recently fitted bathroom with electric shower over bath. There is good storage throughout with 3 cupboards accessed from the hallway and attic space which is partially floored. There is single glazing and gas fired warm air heating. There is a rear gated communal drying area and private parking for one car.

Rooms

Lounge	(12' 6" x 15' 6") or (3.82m x 4.73m)
Kitchen	(8' 6" x 8' 8") or (2.58m x 2.65m)
Bedroom	(9' 3" x 13' 8") or (2.82m x 4.16m)
Bathroom	(6' 9" x 6' 9") or (2.06m x 2.07m)

Floor Space
55m²

Services

Mains gas, electricity, water and drainage. Full fibre broadband.

Extras

All fitted floor coverings, fixtures and fittings including light fittings. Window blinds. Washing machine, fridge freezer and gas cooker. Various furniture items available under separate negotiation.

Council Tax

Band B

Tenure

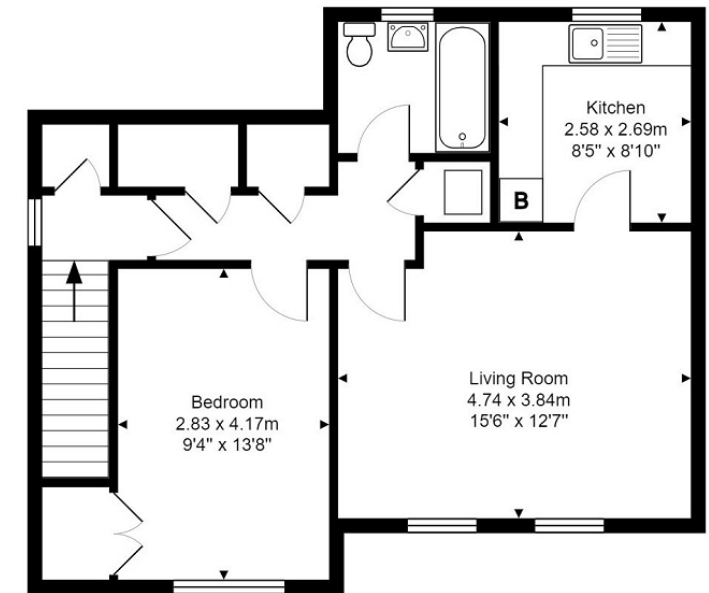
Freehold

Entry

Early entry available.

Viewing

To arrange a viewing of this property please contact Morna on 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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