

110 Torvean Avenue, Bught

Inverness, IV3 5SW

Fixed Price £106,000



- Spacious 3 bedroom top floor flat
- Lounge, kitchen, 3 bedrooms, family bathroom
- Ideally located for city centre, theatre and sporting facilities
- Affordable first time buy or investment opportunity
- Communal gardens, on street parking
- EPC Band D

This spacious three bedroom flat is located in a quiet residential area on the West Side of the River Ness. Situated on the top floor, it offers an open outlook over Bught Park. This well appointed property is ideal for someone to put their own stamp on, a perfect first time buy or investment property. The generous lounge has ample room to accommodate a dining table and chairs. The fitted kitchen has a gas hob, electric oven and extractor. There is space for a fridge/freezer and washing machine which are also included in the sale. There are two double bedrooms and one single bedroom, the main bedroom benefits from fitted wardrobes. Completing the accommodation is the family bathroom with shower over the bath. There is gas central heating with a back boiler located in the lounge and double glazing throughout. There is a lockable storage cupboard, suitable for bikes, in the communal hallway. The communal gardens are to the front and rear of the property, with drying areas. There is on street parking. This is an excellent opportunity to buy a three bedroom flat which is walk in condition with easy access to the City Centre.

Rooms

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|------------------|--------------------------------------|
| Lounge | (11' 3" x 16' 6") or (3.42m x 5.02m) |
| Kitchen | (7' 0" x 9' 8") or (2.14m x 2.95m) |
| Bedroom 1 | (11' 4" x 10' 5") or (3.45m x 3.18m) |
| Bedroom 2 | (13' 9" x 8' 0") or (4.18m x 2.43m) |
| Bedroom 3 | (8' 11" x 9' 2") or (2.72m x 2.79m) |
| Bathroom | (5' 1" x 9' 8") or (1.54m x 2.94m) |

Floor Area

68m²

Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtain poles. Integrated gas hob, oven and extractor hood. Washing machine and fridge/freezer

Services

Mains gas, electricity, water and drainage. Telephone.

Tenure

Freehold

Entry

Immediate entry is available

Council Tax

Band B

Viewing

To arrange a viewing, please contact Emma on 07850407884 or 01463 233218.



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

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