

23 Murray Terrace

IV2 7WX, Smithton, Inverness

Fixed Price £100,000



- Well maintained one bedroom 1st floor flat
- Close to new UHI campus
- Compliant with current letting legislation
- Lounge/diner, kitchen, double bedroom, bathroom
- Perfect for first time buyers or investors
- EPC Band D

This fantastic first floor flat is a superb investment located within the popular residential area of Smithton. This one bedroom first floor flat is compliant with current letting legislation which will appeal to investors or it is an ideal first time buy for those looking to get their first step on the property ladder. The lounge is a good size with ample space for a dining table and four chairs. The kitchen offers an integrated electric hob, oven and extractor. The fridge, freezer and washing machine are also included in the sale. The double bedroom has a fitted wardrobe and there is an airing cupboard in the hall. The bathroom benefits from a shower over the bath. There is double glazing throughout and electric storage heating. The property has its own entrance and there is allocated private parking. The communal grounds are well maintained as part of the factoring fee. The size and location, which is close to the new UHI Campus, would make this an ideal purchase for first time buyers or those looking for a fantastic investment opportunity.

Rooms

Lounge	(19' 5" x 13' 7") or (5.92m x 4.15m)
Kitchen	(7' 7" x 8' 7") or (2.30m x 2.62m)
Bedroom 1	(9' 7" x 8' 10") or (2.92m x 2.69m)
Bathroom	(5' 6" x 6' 0") or (1.68m x 1.82m)

Floor Area

43m²

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, and window blinds. Integrated electric hob, oven and extractor. Fridge, freezer and washing machine.

Services

Mains electricity, water and drainage. Telephone.

Factoring

There is a factoring charge of £16.50 per month payable to Newton Property Management which covers the maintenance of the communal areas within the development.

Council tax

Band D

Tenure

Freehold

Entry

By mutual agreement

Viewing

To arrange a viewing of this property please contact Emma on 07850407884 or 01463 233218.

