

# 13 Ness Court

Haugh Road, Haugh, Inverness

Offers Over £140,000



- Fantastic 2 bedroom first floor flat in central location
- Ideal holiday let, rental opportunity or first time buy
- Spacious lounge, kitchen, 2 double bedrooms and shower room
- Designated parking space
- Close to town centre and local amenities
- EPC Band E

Fantastic opportunity to purchase this first floor flat in a fantastic location, close to the city centre, the river Ness and many local amenities. This property would make a great investment, or alternatively an excellent first time buy. It is well presented and in walk-in condition with neutral decor throughout. There is a spacious lounge, a fitted kitchen with integrated oven, hob and extractor with space for a fridge/freezer and washing machine, two double bedrooms with one benefiting from fitted wardrobes. The shower room completes the accommodation. The property has electric heating and double glazing. Outside there is an allocated private parking space.

## Rooms

<b>Lounge</b>	(14' 6" x 10' 10") or (4.41m x 3.30m)
<b>Kitchen</b>	(11' 4" x 5' 5") or (3.45m x 1.64m)
<b>Bedroom 1</b>	(11' 4" x 9' 10") or (3.45m x 2.99m)
<b>Bedroom 2</b>	(8' 6" x 12' 6") or (2.58m x 3.82m)
<b>Shower Room</b>	(5' 6" x 6' 6") or (1.68m x 1.97m)

## Floor Area

52m2

## Services

Mains electricity, water and drainage. Telephone and Broadband.

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All blinds, curtain poles and curtains. Integrated electric oven, hob and extractor. Freestanding fridge/freezer and washing machine available by separate negotiation.

## Maintenance Charges

There is a £10 per month fee payable to the Resident's Association.

## Council tax

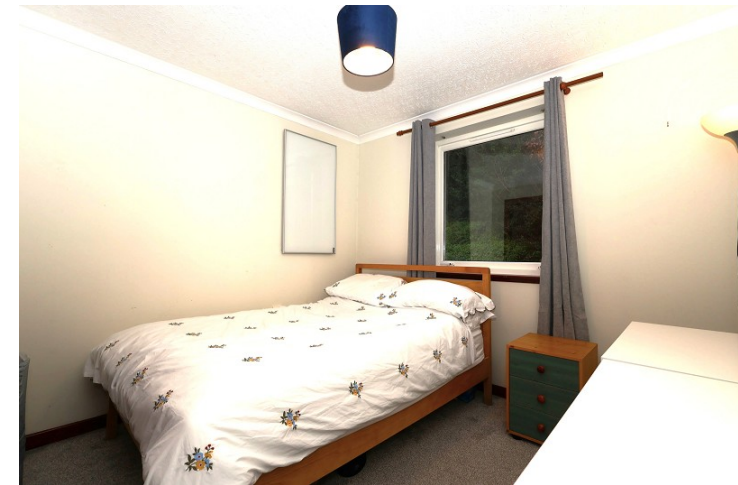
Band E

## Entry

By mutual agreement

## Viewing

To arrange a viewing of this property please contact Katherine on 07808292045 or 01463 233218.



GROUND FLOOR

