

**37 Highfield Avenue**  
Balnafettack, Inverness, IV3 8RW

**Offers Over £122,000**





- 2 bedroom first floor flat
- Quiet location close to local amenities
- Ideal first time buy or investment property
- Open plan lounge/kitchen, 2 bedrooms, bathroom
- Enclosed shared garden, shared parking
- EPC Band C

Fantastic opportunity to purchase a two bedroom first floor flat in the Scorguie area of Inverness. This property will appeal to first time buyers, and those looking for an investment property. The bright lounge/kitchen has a window to the front, and open plan kitchen area which has an electric hob, oven and extractor and integrated fridge freezer. There is a double bedroom which has a built in wardrobe, and a single bedroom, both with fantastic views over Inverness and beyond. Completing the accommodation is the spacious bathroom. A hall cupboard which houses the combi boiler and washing machine which is included in the sale and the attic space provides additional storage. There is gas central heating and double glazing throughout. The shared garden to the rear is fully enclosed and laid to lawn, with a composite garden shed. There is a shared driveway which provides off street parking. This fantastic property would make an ideal home for those looking for a flat in a good location.

## Rooms

<b>Lounge/Kitchen</b>	(11' 1" x 18' 7") or (3.39m x 5.66m)
<b>Bedroom 1</b>	(8' 10" x 8' 10") or (2.69m x 2.68m)
<b>Bedroom 2</b>	(5' 3" x 8' 10") or (1.61m x 2.69m)
<b>Bathroom</b>	(6' 1" x 5' 8") or (1.85m x 1.73m)

## Disclaimers

Please note some photos have been staged by artificial intelligence staging software.

## Floor Area

41m<sup>2</sup>

## Services

Mains gas, electricity, water and drainage.  
Telephone.

## Extras

All fitted floor coverings, fixtures and fittings including all blinds, integrated fridge freezer and washing machine.

## Council Tax

Band B

## Tenure

Freehold

## Entry

By mutual agreement.

## Viewing

To arrange viewing of this property please contact Katherine on 07808 292045 or 01463 233218.

