

# 31 Attadale Road

Inverness, IV3 5QH

**Offers Over £175,000**







### Overview

- Charming 2 bedroom ground floor Victorian conversion
- Ideally located for city centre amenities
- Lounge, kitchen/diner, 2 bedrooms, bathroom
- Fantastic investment opportunity, retirement property or FTB
- Private garden to rear, on street parking
- EPC Band D



### Description

Fantastic opportunity to purchase this period ground floor apartment in a Victorian conversion, located a short distance from the River Ness and Inverness City Centre. This property enjoys many original features including high ceilings and coving. The accommodation includes a bright lounge with open fire and traditional surround. The bright kitchen/diner enjoys an abundance of natural light from the French doors to the rear garden and dual aspect window. The kitchen is fitted with a gas hob, electric oven and free standing white goods including fridge/freezer, dishwasher and washing machine, which are all included in the sale. There is ample space for dining table and 4 chairs. A well-appointed double bedroom offers two double fitted wardrobes with overhead cabinets and integrated cupboard. Bedroom two also offers a wardrobe and shelving. Completing the accommodation is a quaint bathroom with shower over the bath. There is gas central heating and double glazing throughout. The rear garden is private, fully enclosed and easily maintained, making it the perfect spot to sit out in the sun. The shed provides additional storage. This property would make an ideal purchase for those looking for a great investment or alternatively those looking for an easy to maintain retirement property.



## Room Dimensions

**Lounge** (13' 10" x 12' 2") or (4.22m x 3.72m)

**Bedroom 1** (13' 11" x 10' 8") or (4.25m x 3.26m)

**Bathroom** (6' 1" x 9' 11") or (1.86m x 3.02m)

**Bedroom 2** (7' 6" x 7' 3") or (2.29m x 2.20m)

**Kitchen / Diner** (12' 9" x 8' 8") or (3.88m x 2.63m)







#### Floor Area

60m<sup>2</sup>

#### Services

Mains gas, electricity, water and drainage.  
Telephone and fibre optic.

#### Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtains, curtain poles and window blinds. Integrated gas hob, electric oven and extractor hood. Fridge/freezer, dishwasher and washing machine. Shed.

#### Council Tax

Band C

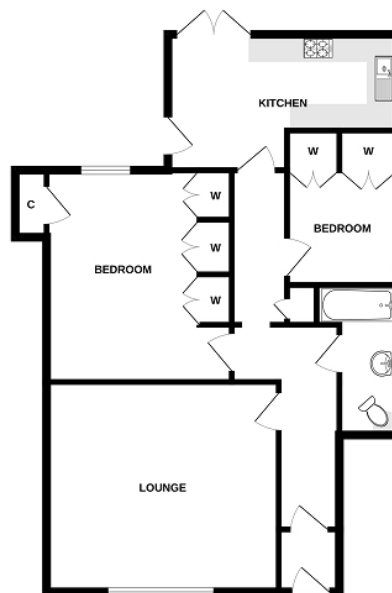
#### Tenure

Freehold

#### Viewing

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

GROUND FLOOR



**Tel: 01463 233218**

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