

73a Argyle Street, Crown, Inverness

IV2 3BD

Offers Over £110,000



- First floor flat in sought after Crown Area of Inverness
- Perfect first time buy or investment property
- Lounge/kitchen, bedroom & shower room
- Shared communal garden, permit parking
- Close to city centre and local amenities
- EPC band D

Fantastic opportunity to purchase a bright and spacious one bedroom first floor flat in the heart of Crown, only minutes from the city centre. This property would make an ideal investment for the discerning buyer, whether as a first home, holiday let or buy to let.

The accommodation includes a spacious lounge/ kitchen. The kitchen area has ample wall and base mounted units and comes with a free standing fridge/ freezer and electric cooker with gas hob, which are both included in the sale. The double bedroom is bright and airy, and benefits from triple wardrobes. There is plumbing for the washing machine inside the wardrobes, which is also included in the sale. Completing the accommodation is the shower room. There is double glazing and electric heating throughout. Outside there is a communal garden to the rear and there is on-street permit parking available. This property would make an ideal purchase for those looking for a great investment in a sought after location.

Rooms

Lounge/Kitchen	(15' 3" x 12' 2") or (4.66m x 3.72m)
Bedroom 1	(8' 11" x 9' 8") or (2.73m x 2.94m)
Shower Room	(6' 2" x 4' 2") or (1.87m x 1.27m)

Extras

All fitted floor coverings, fixtures and fittings including all light fittings. All window blinds, curtain poles and curtains. Appliances including cooker, fridge/freezer and washing machine.

Services

Mains gas, electricity, water and drainage. Fibre broadband.

Tenure

Freehold

Floor Area

32m²

Council tax

Band A

Viewing

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

