

# 4 Bow Court

78A Church Street, City Centre, Inverness, IV1 1HB

Offers Over £160,000



- Spacious 2 bedroom second floor flat
- B-listed building in prime city centre location
- Ideal holiday let or buy to let apartment
- Lounge/dining room, kitchen, 2 double bedrooms, bathroom
- Private security entrance, small communal courtyard
- EPC band D

Fantastic opportunity to purchase a spacious two bedroom second floor flat in the heart of Inverness old town. Originally built in circa 1722, the B-listed building was converted into 4 flats in the late 1960s and now offers fantastic city living accommodation. This well appointed property is extremely spacious throughout. The large lounge has triple windows allowing an abundance of light in, and has ample space for a dining table and chairs. The modern kitchen comes with an integrated electric oven, hob and extractor, dishwasher, fridge and freezer. There is also a separate washing machine which is also included in the sale. There are 2 good sized double bedrooms, with one benefitting from 2 sets of double wardrobes. Completing the accommodation is the bathroom with shower over the bath. The property has good storage including cupboards in the lounge and hall, double wardrobes and further loft space. There is single glazing, with the addition of secondary glazing in bedroom 2, and gas central heating throughout. The property is accessed via a secure entry system and there is a small communal courtyard garden to the rear. There is payable on-street parking, which is free after 6pm. Otherwise a 12-month permit is available for the Rose Street carpark.

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

## Rooms

|                  |                                       |
|------------------|---------------------------------------|
| <b>Lounge</b>    | (17' 4" x 16' 10") or (5.29m x 5.14m) |
| <b>Kitchen</b>   | (11' 8" x 8' 0") or (3.56m x 2.45m)   |
| <b>Bedroom 1</b> | (10' 3" x 13' 1") or (3.12m x 3.98m)  |
| <b>Bedroom 2</b> | (10' 2" x 10' 4") or (3.11m x 3.15m)  |
| <b>Bathroom</b>  | (6' 11" x 11' 10") or (2.10m x 3.60m) |

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and curtains. Integrated appliances including electric oven, hob and extractor, dishwasher, fridge and freezer. Separate washing machine.

**Floor Area**  
94m<sup>2</sup>

## Services

Mains gas, electricity, water and drainage. Telephone and Broadband.

## Maintenance Charges

£135 per quarter building insurance and £53 management fee per quarter by Newton Factors

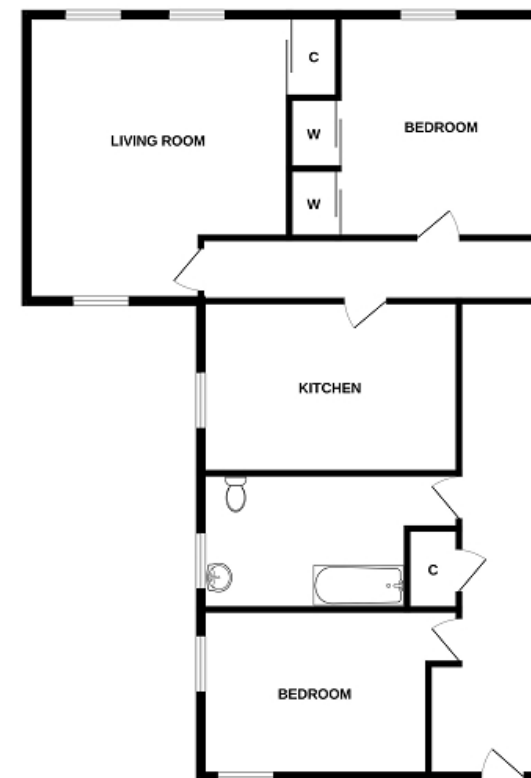
**Council Tax**  
Band C

**Tenure**  
Freehold

## Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.

GROUND FLOOR



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk www.tailormademoves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.