

# Flat 2, 40A Tomnahurich Street

Inverness IV3 5DS

Offers Over £75,000



- Recently refurbished studio flat in the heart of Inverness
- Conveniently situated close to all amenities
- Open plan lounge/kitchen/bedroom and shower room
- Permit parking and communal garden
- Ideal for first time buyers or investors alike
- EPC band C

Located in the very heart of Inverness, this recently refurbished studio flat offers a fantastic opportunity for first-time buyers or investors. The property comprises a bright and versatile open-plan studio, combining kitchen, lounge, and bedroom areas, with a modern shower room off to the side. The stylish kitchen is fitted with integrated appliances, including an induction hob, electric oven, microwave, fridge/freezer and washing machine, perfect for contemporary living. The flat benefits from double glazing and efficient electric heating, ensuring comfort all year round. Additional features include permit parking on the street and access to a communal outdoor space to relax. With its central location, modern finish, and excellent amenities nearby, this studio flat represents a superb investment or starter home in Inverness.

## Rooms

<b>Studio</b>	(12' 7" x 12' 2") or (3.84m x 3.72m)
<b>Shower Room</b>	(7' 10" x 3' 3") or (2.40m x 1.00m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven, microwave, fridge/freezer and washing machine.

## Services

Mains electricity, water and drainage. Telephone and fibre broadband.

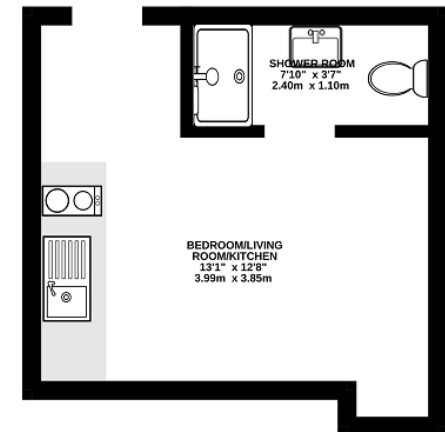
**Council Tax**  
Band A

**Tenure**  
Freehold

**Floor area**  
16m<sup>2</sup>

**Entry**  
By mutual agreement

**Viewing**  
Don't delay get in touch with Tailormade moves today to arrange a viewing.



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

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