

35 Hilton Crescent

Hilton, Inverness, IV2 3DJ

Offers Over £105,000



- Spacious ground floor flat in central location
- Close to local amenities and facilities
- Lounge/diner, kitchen, 1 double bedroom, shower room
- Allocated car park space, own entrance, communal grounds
- Ideal for first time buyers, downsizers or investors alike
- EPC band D

Well presented one-bedroom ground-floor flat with its own private entrance, set within the popular Hilton Crescent area. This home is ideal for first-time buyers, downsizers, or those seeking a well-located investment property. The accommodation includes a spacious lounge/diner, offering ample room for both relaxation and dining. The kitchen is well-equipped with an electric hob, electric oven, extractor, fridge, freezer and washing machine. There is a double bedroom with fitted storage and a wet room/shower room completes the accommodation. The property benefits from solid oak doors and oak flooring, adding a quality finish throughout. Further benefits include electric heating, double glazing, and an allocated parking space. Situated within easy reach of local amenities, bus routes, and Inverness city centre, this lovely flat offers convenience, comfort and great value in a sought-after residential area.

Rooms

| | |
|-----------------------|--------------------------------------|
| Lounge / Diner | (11' 9" x 17' 2") or (3.58m x 5.22m) |
| Kitchen | (6' 3" x 9' 3") or (1.90m x 2.81m) |
| Bedroom 1 | (9' 2" x 10' 6") or (2.79m x 3.20m) |
| Wet Room | (6' 0" x 6' 0") or (1.84m x 1.84m) |

Extras

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

Services

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

Council tax

Band B

Tenure

Freehold

Floor Area

43m²

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

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

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