

# 108 Murray Terrace, Smithton

Inverness, IV2 7WY

Offers Over £100,000



- One bedroom ground floor flat
- lounge, kitchen, double bedroom, bathroom
- Ideal investment or first time buy
- Freshly painted throughout
- Close to UHI Campus and local amenities
- EPC Band

Fantastic opportunity to purchase a well presented one bedroom property within the popular residential area of Murray Terrace. This ground floor flat is private and has been freshly painted throughout. The bright lounge has space for a small dining table and chairs. The kitchen has an integrated electric hob, oven and extractor. There is space and plumbing for a washing machine and fridge/freezer, which are also included in the sale. The double bedroom has fitted wardrobes. Completing the accommodation is the bathroom with electric shower over bath. The property benefits from its own entrance and private off street parking. There is double glazing and electric heating throughout. The size and location, which is close to the UHI Campus, would make this an ideal purchase for first time buyers or those looking for a fantastic investment.

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

## Rooms

<b>Lounge / Diner</b>	(14' 11" x 9' 7") or (4.54m x 2.92m)
<b>Kitchen</b>	(6' 0" x 9' 6") or (1.83m x 2.89m)
<b>Bedroom</b>	(9' 7" x 9' 11") or (2.92m x 3.01m)
<b>Bathroom</b>	(5' 7" x 6' 0") or (1.69m x 1.82m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated electric hob, oven and extractor. Washing machine and fridge/freezer.

## Services

Mains electricity, water and drainage. Telephone and broadband.

## Maintenance Charges

There is a factor fee of approximately £15 per month for the maintenance of the communal grounds.

## Tenure

Freehold

## Floor Area

38m<sup>2</sup>

## Entry

By mutual agreement.

## Council tax

Band B

## Viewing

To arrange a viewing of this property please contact Emma MacLaren on 07850 407884 or 01463 233218.

