



Services

Mains water, electricity, and drainage.

Extras

All carpets and fitted floor coverings.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

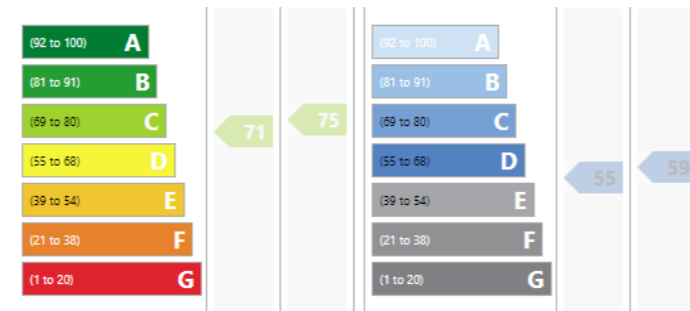
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £95,000
 A full Home Report is available via Munro & Noble website.



**2 Friars Shott, Abban Street
 Inverness**

IV3 8LF

A one bedroomed, first floor flat which has electric heating, double glazed windows and views of the River Ness.

OFFERS OVER £93,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Flat
- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Electric
- Communal
- On-Street Parking

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Bedroom



Kitchen/Diner

Property Description

Conveniently located within walking distance of the city centre, this attractive first floor, one bedroomed flat lies within easy reach of excellent local amenities and has views towards the lovely River Ness. The property will suit a variety of potential purchasers including buy-to-let investors, young professionals or those looking to make their first property purchase. The well-proportioned accommodation comprises an entrance stairway, a hallway, a double bedroom which has fitted storage facilities, a bathroom with a velux window and comprises a WC, a wash hand basin and a bath with electric shower over, and a bright and airy double aspect lounge which is ideally positioned to enjoy the views towards the River Ness. Completing the accommodation is the kitchen/diner which provides space for a small table and chairs and has wall and base mounted units with worktops, complimentary tiling and a stainless sink with drainer and taps. There is plumbing for a washing machine, space for a fridge-freezer and space for two further under-counter appliances. The flat has electric heating, double glazed windows and benefits from ample storage provisions having three cupboards in the hall, as well as one at the entrance stairway. To the rear elevation lies a communal gravel area which is enclosed by timber fencing and parking is by the way of an on-street permit.

Abban Street is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. On the property's door step can be a found doctors surgery, a dentist and an Aldi Supermarket. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, restaurants, supermarkets, a Post Office and both bus and train stations are just a short walk away.

Rooms & Dimensions

- Entrance Stairway
 - Hallway
 - Lounge
Approx 3.92m x 3.64m
 - Kitchen/Diner
Approx 2.66m x 2.92m
 - Bedroom One
Approx 2.84m x 3.69m
 - Bathroom
*Approx 2.07m x 2.08m**
- (*At widest point)



Kitchen/Diner



Lounge



Lounge



Bathroom