

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, washing machine and fridge-freezer.

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

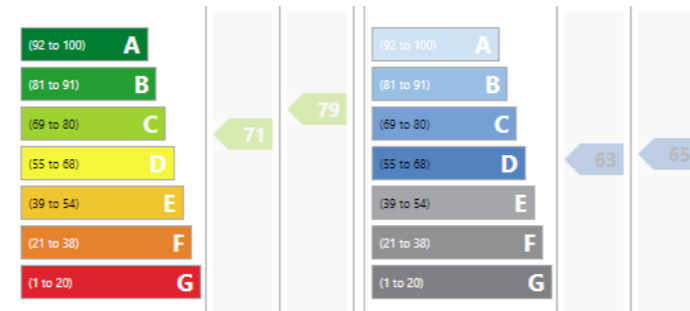
By mutual agreement.

Home Report

Home Report Valuation - £98,000
 A full Home Report is available via Munro & Noble website.

Factoring Fee

Approximately £15 per month. This includes grass cutting and ground maintenance.



110 Murray Terrace
Inverness
IV2 7WY

A pleasant, one bedroomed, first floor flat located in the popular area of Smithton that will suit a variety of potential purchasers. It has electric heating, double glazing and residents parking.

OFFERS OVER £97,500

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
- Private 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.



Property Description

An excellent opportunity to purchase a one bedroomed, first floor flat which is located in the popular Smithton area of Inverness and boasts views towards the city and beyond. The property benefits from electric heating, double glazing, communal garden grounds and a private residents parking space. It will appeal to first time buyers, young professionals or could be used as an excellent investment opportunity, and viewing is recommend to recognise the potential within. The accommodation has been freshly decorated in neutral tones and comprises an entrance stairwell, a bright and airy open plan lounge/diner with views to the front elevation, a fitted kitchen, an inner hall (with storage cupboard) a bathroom, and a bedroom, which has fitted storage facilities and loft access. The kitchen is accessed from the lounge/diner and is fitted with wall and base mounted units with worktops, has splashback tiling, an electric hob with extractor fan above and electric oven, and a stainless steel sink with drainer and mixer tap. Located here and included in the sale price is a washing machine and an under counter fridge-freezer. The bathroom is fitted with a three piece suite comprising a WC, a wash hand basin, a bath with an electric shower over and is completed with complimentary tiling.

Externally, the property sits within a well-kept communal garden area and comes with a private residents parking space, along with additional ample parking for visitors.

110 Murray Terrace is located in an established area of Smithton to the east of Inverness. There are excellent local amenities within walking distance including shops, bakers, post office, pharmacy, nursery and hairdressers. Primary schooling is available at Smithton Primary school with secondary pupils attending Culloden Academy, which also offers a range of leisure facilities including a swimming pool. It is also in close proximity to the UHI Campus. Regular buses provide access to Inverness city centre which offers a wide range of shops, restaurants, recreational and leisure facilities whilst Inverness Retail Park, about 2 miles away, has a variety of shops, cinema, DIY store and leisure complex. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are nearby.



Rooms & Dimensions

Entrance Hall

Lounge/Diner

Approx 5.96m x 4.17m*

Kitchen

Approx 2.32m x 2.63m

Inner Hall

Bedroom

Approx 2.91m x 2.68m

Bathroom

Approx 2.91m x 2.68m

(*At widest point)

