

Services

Mains water, drainage, and electricity.

Extras

All carpets, fitted floor coverings, and blinds.

Heating

Radiators throughout the property are fuelled by a back-boiler behind the solid fuel stove. Hot water is provided by a hot water tank.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

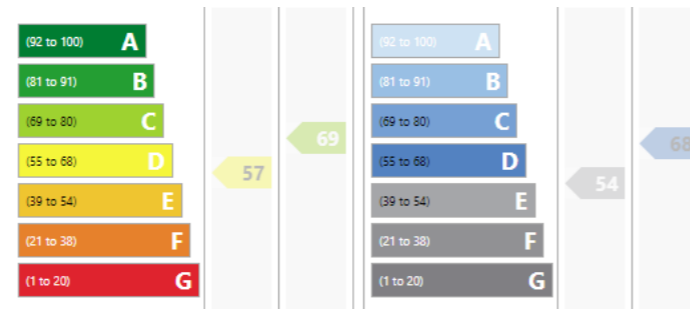
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £110,000
 A full Home Report is available via Munro & Noble website.



**10 Reay Street
 Inverness
 IV2 3AL**

This one bedroomed ground floor flat is located in the highly sought after Crown area of Inverness.

OFFERS OVER £108,000

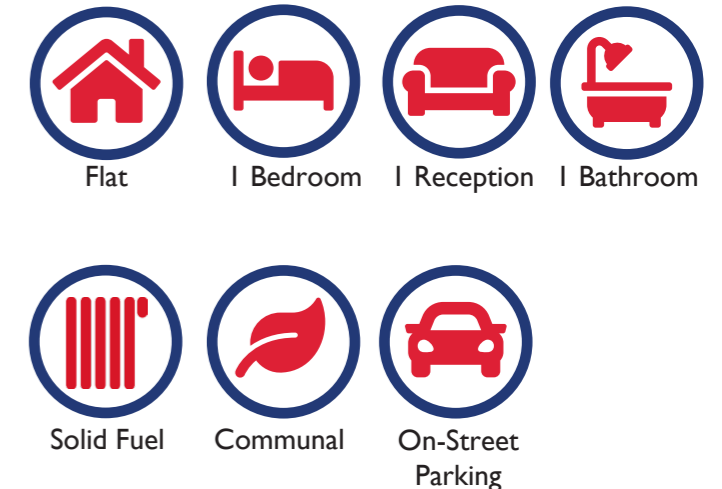
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



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

10 Reay Street is a delightful one bedroomed ground floor flat in the highly sought after Crown area of Inverness. This centrally located property is sure to appeal to first time buyers and investors alike, and early viewing is highly recommended. Internally, the accommodation consists of an entrance vestibule, an entrance hall, a large lounge, a bathroom, a kitchen, and a bedroom. The lounge is well proportioned and boasts built in shelving and a wood burning stove. The kitchen is compact but well-appointed comprising wall and base mounted units with worktops and splashback tiling, a stainless-steel sink with mixer tap and drainer, and standalone appliances which are included in the sale including a washing machine, an electric cooker, and a fridge/freezer. The property has plenty of storage with the bedroom having a built-in wardrobe, and the hallway has a large storage cupboard. The bathroom completes the internal accommodation comprising a bathtub with electric shower over, a WC, a pedestal wash hand basin, and a heated towel rail.

Externally, the property has a shared rear garden which boasts a paved seating area, a lawn, and two sheds. Local amenities include a newsagent with a post office, a hotel/bar, bakers, hairdressers, cafes, and a delicatessen. Excellent schooling is available at Crown Primary School and nearby Millburn Academy. The city centre is within easy walking distance of the property where a more comprehensive range of amenities can be found. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

Rooms & Dimensions

- Entrance Vestibule
Approx 1.31m x 1.21m
 - Entrance Hall
 - Lounge
Approx 4.61m x 3.60m
 - Bathroom
Approx 2.18m x 2.37m
 - Kitchen
*Approx 1.48m x 4.73m**
 - Bedroom
*Approx 3.60m x 2.25m**
- (*At widest point)

