

Services
 Mains gas, water, drainage, and electricity.

Extras
 All carpets, fitted floor coverings, curtains, blinds, and appliances.

Heating
 Gas central heating.

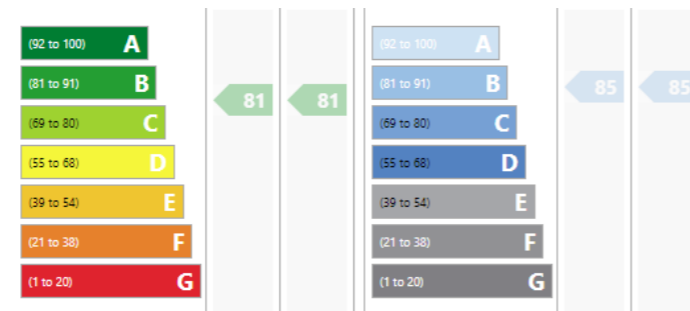
Glazing
 Double glazing throughout.

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 - £115,000
 A full Home Report is available via Munro & Noble website.



**Flat 3, 4 Baron Taylor Street
 Inverness
 IV1 1QL**

This one bedroomed second floor flat is conveniently located in the heart of Inverness City Centre.

OFFERS OVER £115,000

📍 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

Flat 3, 4 Baron Taylor's Street is a well-appointed, second floor flat handily located right in the heart of Inverness City Centre. A secure communal entrance gives access to the building, where a stairwell leads to the second floor. The property's private entrance leads into the entrance hall which houses a double storage cupboard, and off which are the double bedroom, the bathroom, and the open plan lounge/kitchen. The double bedroom benefits from a built-in wardrobe with sliding mirrored doors. The bathroom comprises a bath with mains shower over, a wash hand basin and a WC. The open-plan lounge/kitchen is of a generous size and boasts a Juliet balcony looking out to the front elevation over Baron Taylor's Street. The kitchen is well-appointed consisting of wall and base mounted units with worktops and splashback tiling, a stainless-steel sink with mixer tap and drainer, a freestanding washing machine, and integrated appliances including an electric oven, a gas hob with extractor over, a dishwasher, and a fridge/freezer.

Due to its convenient City Centre location, this property is sure to appeal to investors and early viewing is recommended. The flat has gas central heating and double glazing throughout. Baron Taylor's Street is well placed for access to the Ness Islands, Inverness Castle, Eden Court Theatre, Inverness Cathedral, and Inverness Leisure Centre and Aquadome. The City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations.

Rooms & Dimensions

- Entrance Hall
Approx 2.92m x 3.93m
- Bedroom
Approx 2.92m x 3.93m
- Bathroom
Approx 1.81m x 2.10m
- Open Plan Lounge/Kitchen
Approx 4.40m x 5.13m
- Kitchen Area
Approx 2.03m x 2.88m

