

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blinds and white goods. All furniture is included in the sale.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

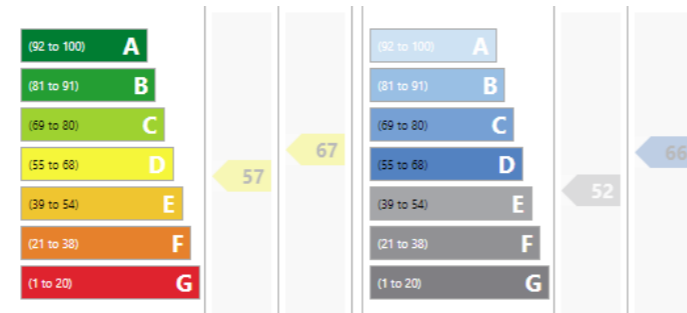
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £105,000
A full Home Report is available via Munro & Noble website.



Flat 3, 63A, Innes Street Inverness IV1 1NR

A pleasant, one bedroomed second floor flat ideally located within walking distance of Inverness city centre.

OFFERS OVER £105,000

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 Shower Room



Gas



Communal

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.



Kitchen



Lounge/Diner

Property Description

This top floor flat is ideally located within walking distance to Inverness city centre and has partial views towards the River Ness. The property is well-presented throughout and it will suit a variety of potential purchasers including first time buyers, young professionals or those looking for a property with great holiday let potential. The accommodation is accessed via a communal entrance which is shared with two other properties, and is situated on the second floor to the left elevation. Inside comprises a hallway with fitted storage facilities, a bright and airy bedroom which has fitted, double mirrored wardrobes with sliding doors, a front facing, lounge/diner with a feature electric fire, and a modern kitchen and shower room. The attractive kitchen has ample storage with a number of wall and base mounted units and worktops, and has a sink with drainer and mixer tap. Integral goods include an induction hob with extractor over and electric oven, a washing machine, and an under-counter fridge and freezer. The stylish shower room is fully tiled with a velux window, and has a vanity wash hand basin, a shower cubicle with double shower head, and a WC. The flat benefits from gas central heating, double glazing and is in walk-in condition.

Externally, there is a communal garden with a small shed that is enclosed by walling and fencing and on-street parking is available to the front elevation. Innes Street is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. Inverness 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. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

Rooms & Dimensions

Hallway

Bedroom

Approx 3.65m x 3.22m

Lounge/Diner

Approx 3.80m x 4.02m

Kitchen

Approx 2.22m x 3.71m

Shower Room

Approx 2.72m x 2.74m

(*At Widest Point)



Shower Room



Bedroom



Bedroom

