

**Services**  
 Mains electricity, gas, water and drainage.

**Extras**  
 All carpets, fitted floor coverings and blinds. A washing machine and a freestanding gas cooker.

**Heating**  
 Gas central heating.

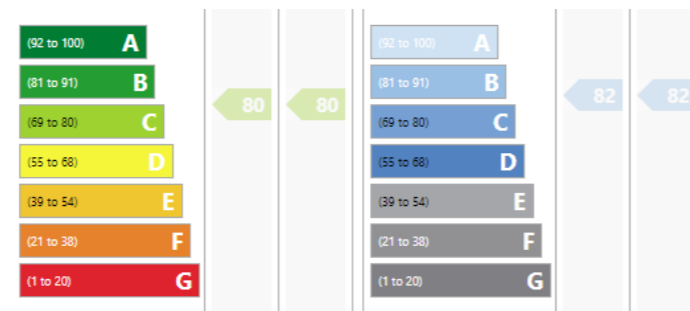
**Glazing**  
 Double glazing throughout.

**Council Tax Band**  
 C

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

**Entry**  
 By mutual agreement.

**Home Report**  
 Home Report Valuation - £145,000  
 A full Home Report is available via Munro & Noble website.



**I Ben Wyvis View**  
**Inverness**  
**IV2 7WB**

A well-proportioned two bedroom ground floor flat, with gas central heating and double glazed windows.

**OFFERS OVER £145,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

**Property Overview**

-   
Flat
-   
2 Bedrooms
-   
1 Reception
-   
2 Bathrooms
-   
Gas
-   
Garden
-   
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.





**Property Description**

1 Ben Wyvis View is a two bedroomed ground floor flat that will suit a variety of potential purchasers including young professionals, first time buyers and buy-to-let investors. This flat is in walk-in condition, is fully double glazed, has gas central heating and communal parking. Spread over one floor, the pleasant accommodation consists of an entrance hall with two double cupboards, an open plan lounge/kitchen, two double bedrooms (both benefiting from fitted mirrored wardrobes) with the principle bedroom also having an en-suite shower room, and the stylish bathroom. The kitchen area has wall and base mounted units with worktops and complimentary splashback tiling, a stainless steel 1 1/2 sink with mixer tap and drainer, an integrated fridge/freezer and gas cooker with extractor fan over. Included in the sale is the washing machine.

There are excellent local amenities within walking distance including shops, pubs and restaurants, butcher, bakers, post office, pharmacy, doctors, nursery and hairdressers. Primary School and Secondary/Community School (Pool and Leisure Centre) are located nearby. Regular buses provide access to Inverness city centre and Raigmore Hospital/Inshes retail park, which offers a wide range of shops, restaurants, recreational and leisure facilities, whilst Inverness Shopping Park (Eastfield Way) has a variety of shops, restaurants and VUE cinema. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are nearby.

**Rooms & Dimensions**

- Entrance Hall
  - Lounge Area  
Approx 4.02m x 4.35m\*
  - Kitchen Area  
Approx 2.44m x 1.99m
  - Bedroom One  
Approx 3.59m x 3.38m\*
  - En-Suite Shower Room  
Approx 2.04m x 1.01m
  - Bedroom Two  
Approx 2.69m x 3.39m
  - Bathroom  
Approx 1.66m x 1.87m
- \*At widest point

**Bedroom One**

