



Lochalsh Road, Inverness, IV3 5QS

Offers Over £130,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Two bedroom ground floor flat
- Central location
- Gas fired central heating with radiators
- Double glazing
- Above average EPC energy rating
- Band A council tax
- Garden to the rear
- Early entry available
- Accompanied viewings by appointment, 7 days a week
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Just a short walk from the centre of Inverness, this attractive, well-maintained ground-floor apartment is in great condition. It offers a single person or couple an excellent opportunity to move on to the first rung of the property ladder. Constructed in 1950 and at 57m², this is a charming place with massive potential to upgrade into an attractive contemporary home close to amenities and transport networks. Parking is nearby, and there is a garden to the rear of the building.

The property has its own front door opening into a white-painted hallway. The living room is generous and neatly arranged, offering space for a dining table or desk area at the far end of the room. The window faces west over the front garden, and the room features an attractive wooden fireplace. The kitchen is in a delightful galley layout and offers a wide array of floor and wall cabinets. The kitchen has a wooden worksurface and white-fronted cabinets and the walls are currently finished in blue-grey with blue geometric tiles. There is a view over the garden. Its attractive shape and pleasant view lend many opportunities for upgrading to create a stylish contemporary space.

The two bedrooms are simply designed and both have a view of the garden. Finished in white with grey carpet, they are tidy with clean lines and both offer good opportunities for some decorative upgrading. The largest bedroom has a built-in wardrobe and a small cupboard. The shower room is fully lined with waterproof panels and has a walk-in enclosure with an electric shower. There is also a white WC and wash hand basin.

133 Lochalsh Road is a delightful property in great condition and will be a fabulous home to walk straight into, especially for a first-time buyer. For those with an eye on interior design and who would like to build some experience in renovation and remodelling at leisure, it offers a pleasant, comfortable environment in which to live while doing so. It will make an excellent home for a single person or couple and given its convenient location and attractive external spaces, this charming apartment is expected to be popular.

ABOUT INVERNESS

Inverness is a beautiful city on the mouth of the River Ness. Surrounded by hills, it offers stunning views of mountains and historical architecture. The University of the Highlands and Islands, Inverness campus, which opened in 2015, is set to ensure that the city has the talent required to serve the needs of the Highlands for many years to come. The city annually plays host to the Baxter's Loch Ness Marathon and the Inverness Half Marathon & 5k. There are excellent sports facilities in the city, including the Inverness Ice Centre, Highland Rugby Club, Inverness Harriers Amateur Athletics Club, hosted by Inverness Leisure which also offers a sports club, gym and swimming pool complex. Other outdoor pursuits such as cycling, horse riding, kayaking, sailing and hiking are also well catered for. There are two cinemas and the Eden Court Theatre offers an excellent choice of drama, comedy and a variety of other shows, arts and crafts. Inverness is the capital of the Highlands and has experienced continued growth over many years. A vibrant northern city, with lots of inward investment and excellent job prospects. The upgrading of the A9 between Perth and Inverness and the A96 between Inverness and Aberdeen to dual carriageway, is set to see further room for development in the years ahead. Inverness Airport at Dalcross, links the city not only to London but to several European cities.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: A

EPC Rating: C (72)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all integrated kitchen appliances.

ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.



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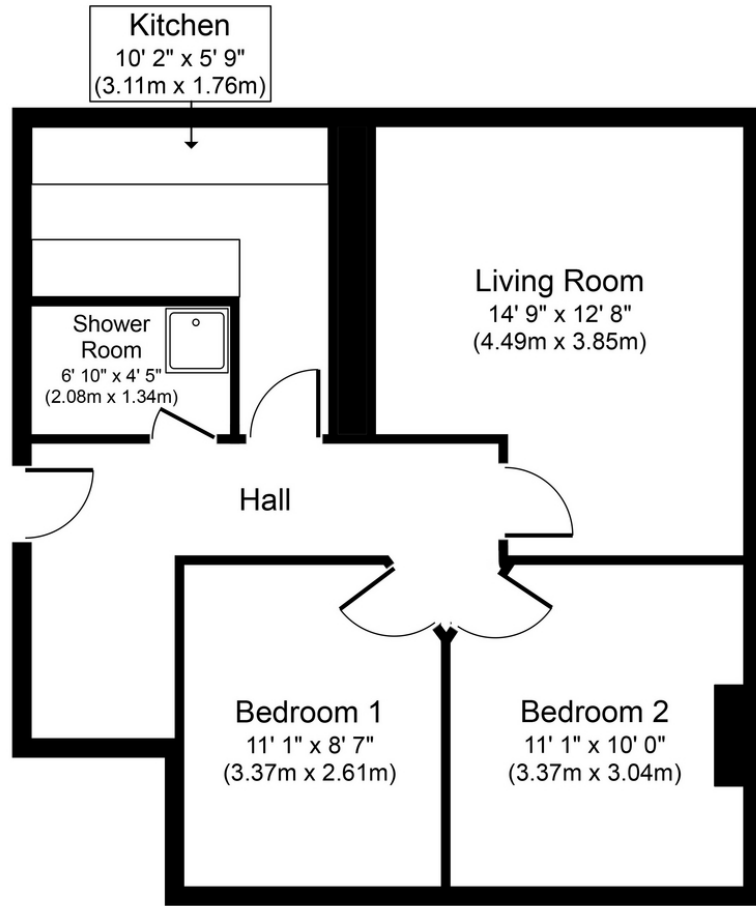


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 58 m²

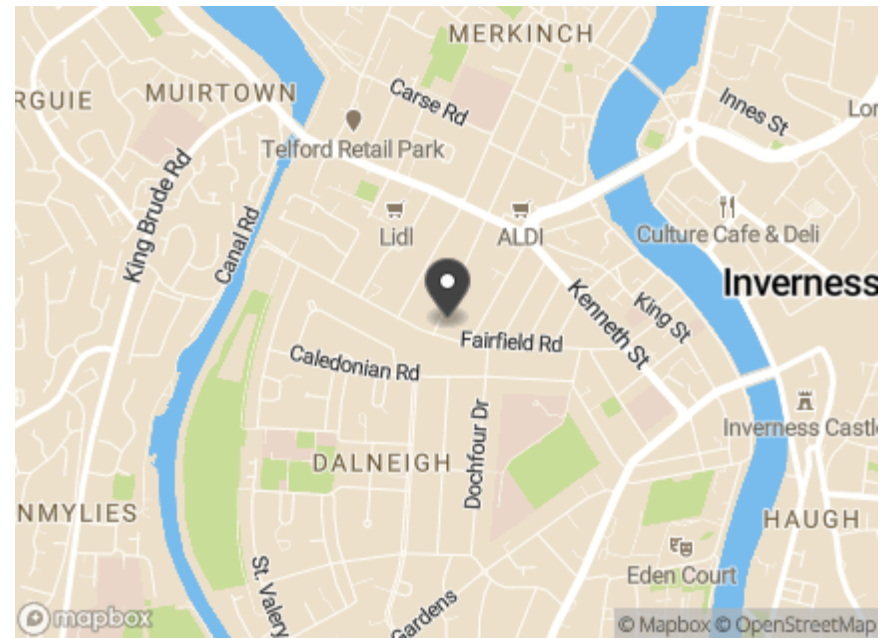




Approximate Floor Area
612 sq. ft.
(56.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction, or other financial purposes. This plan is for

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		



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