



Young Street, Inverness, IV3 5BL

Offers Over £90,000

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- One bedroom city centre flat
- Top floor apartment
- Doubled glazing
- Electric heating
- Ideal for a first time buyer
- Investor opportunity
- Council tax band B
- Early entry available
- 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](mailto:askhamish@hamish-homes.co.uk)



Fabulously located in the heart of Inverness City Centre, 15b Young Street is an intriguing and unique pied-a-terre on the top floor of a stunning Grade C-listed building. Its location and fantastic value make this property especially attractive and it offers much potential as a quirky first home for a couple or single person, or as a buy-to-let investment property. Accessed from a staircase at the rear, this apartment is on the top floor of a building constructed in 1888 and offers a bijou 50 m2 interior space filled to the brim with character, charm and beautiful architectural features, as well as great views.

Part of a block of ten properties, Flat 3 opens into a private carpeted staircase that leads to a landing and hallway. The living room has a bay window that looks across the top of Inverness with views to the hills in the north. With its attic setting the room has beams and sloping ceilings and a shapeliness that creates an intriguing space for seating and relaxing. An open archway leads to a simple U-shaped kitchen which has a space within a south facing bay window for a dining area. This kitchen is modestly fitted out and offers tremendous potential for upgrading. With some good design considerations it could easily and cost-effectively result in a small but stunning kitchen-dining room.

The bedroom is spacious and also full of beautiful beams and sloping ceilings creating interest shapes and offering potential for unique designs that could be either strikingly contemporary, or that reflect the traditional feel and age of the property. A shower room is simply appointed and has a walk-in shower enclosure, white WC and wash hand basin.

While this apartment will obviously require both decorative care and some modernisation, properties of this type and aesthetic and with such a good valuation are becoming increasingly difficult to find and will become even more so within the coming years. Yet with its unique features combined with a generous interior space and a fabulous location in one of Scotland's most popular cities, this studio apartment will make a delightful home for a single person or a couple. It is also a property that will greatly interest those looking for an investment at a reasonable price and early viewing is highly recommended.

#### 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 and electric.

Council Tax Band: B

EPC Rating: E (41)

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.

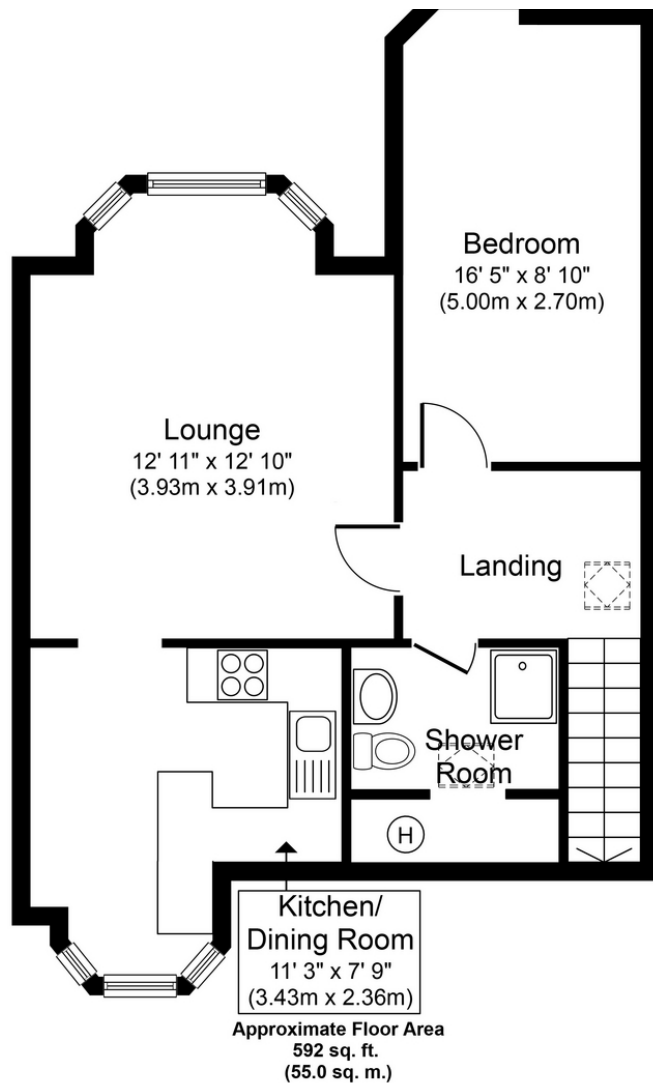
#### ANTI-MONEY LAUNDERING LEGISLATION

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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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, insurance, or other financial purposes. This plan is for

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>	48	49
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		70			
		41			
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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