



10 EEMINS PLACE

BISHOPMILL, IV30 4PA

£133,000
FREEHOLD

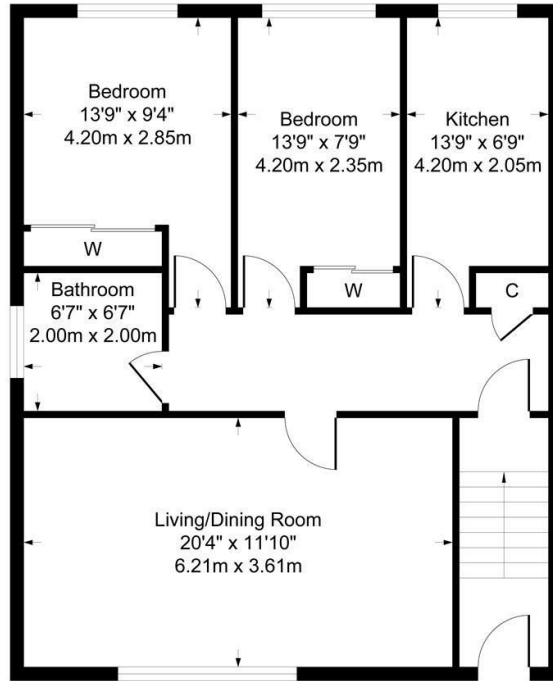
Deena Aranci of Aranci & Firth is delighted to present this attractive two-bedroom purpose-built flat, ideally situated in the sought-after area of Eemins Place, Bishopmill.

This charming property offers a comfortable and well-designed living space, perfect for first-time buyers, couples, or those seeking a low-maintenance home in a convenient location. The accommodation comprises a welcoming entrance hallway leading to a spacious lounge, ideal for relaxing or entertaining, and a well-appointed kitchen offering modern functionality. There are two good-sized bedrooms, each providing a peaceful retreat, along with a contemporary bathroom and plenty of storage.

The flat enjoys a bright and airy feel throughout, enhanced by generous natural light and a layout designed for everyday comfort.

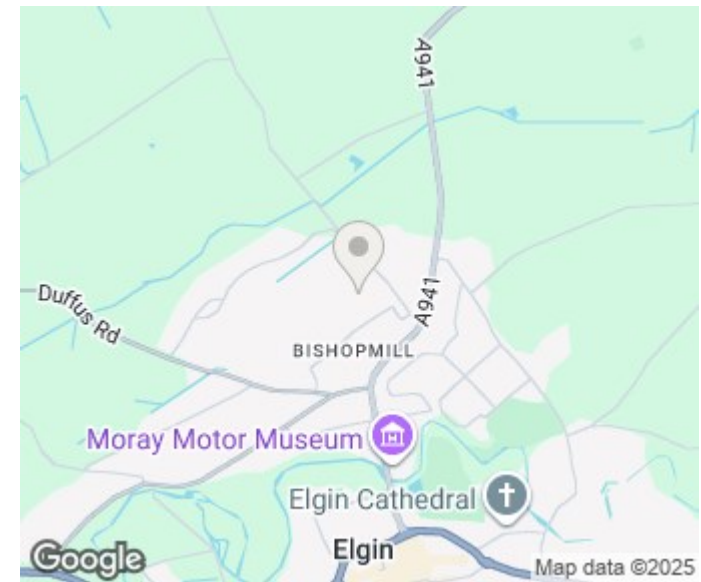
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**Approximate Gross Internal Area
770 sq ft - 72 sq m**



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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