



3B REAY STREET INVERNESS, IV2 3AJ

OFFERS OVER £139,995
FREEHOLD

Welcome to this charming property located on Reay Street in the heart of Inverness. This delightful flat/apartment boasts 1 reception room, good sized kitchen, 2 bedrooms, and family bathroom, making it an ideal choice for those seeking a cosy first home or a lucrative investment opportunity.

Situated close to the city centre, this property offers convenience and easy access to all the amenities that Inverness has to offer. Whether you're looking to enjoy the vibrant city life or seeking a profitable investment in a prime location, this property ticks all the boxes. There is also a communal garden to the rear that can be accessed directly from the kitchen.

Don't miss out on the chance to own a piece of this desirable location. Contact us today to arrange a viewing and envision the endless possibilities that this property has to offer.



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3B REAY STREET

- Fantastic Ground Floor Apartment in sought after location
- Welcoming hallway with storage
- Large front facing lounge
- Modern fitted kitchen with door to rear communal garden
- Two double bedrooms
- Ideal First home or Letting Property
- Double glazing and Gas Central Heating
- Early Entry Available
- Within Walking Distance to City Centre
- Epc Band D



Full Description

This two Bedroom ground floor flat is located in the popular Crown area of Inverness. The property is filled with character and comprises of a good sized living room, a modern kitchen, two good sized bedrooms and a shower room. There is also a large storage cupboard in the hallway. The property benefits from gas central heating and double glazing. Externally there is a communal garden area. The property is in move in condition and is an ideal first home or investment opportunity. Permit parking is available to the front of the property. Contact us today to arrange your property viewing.

Additional Details

Council Tax Band B

EPC Band D

Double Glazed Throughout

Gas Central Heating

Home Report Available By

Contacting: hello@homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on

Any offers should be submitted in Scottish legal form to

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

Location

The property is located in the sought after and established Crown area of Inverness which is within walking distance of the city centre. is well serviced by local amenities within the city centre and at Kingsmills shopping area which includes a general store, deli,

hairdresser and a dentist. Crown Primary and Millburn Academy secondary school are both within walking distance of the property. There are excellent travel links to other towns and cities by road and rail located nearby, and Inverness airport provides regular flights to various destinations in the U.K. and in Europe.

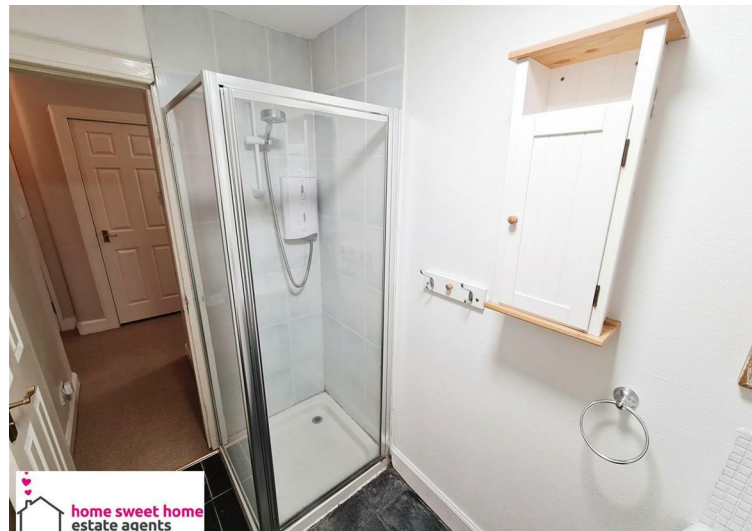
Kitchen

Living Room

Bedroom 1

Bedroom 2

Shower Room

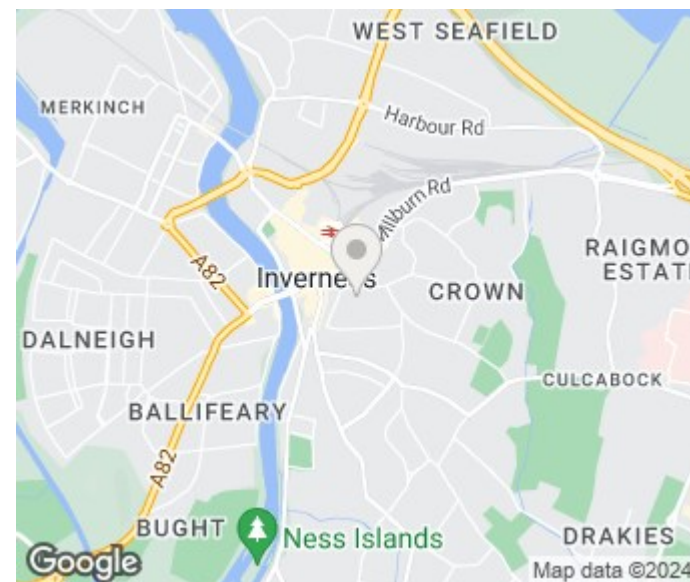


3B REAY STREET





Illustration For Identification Purposes Only.
Not To Scale (ID:1031900 / Ref:86772)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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

Home Sweet Home Estate Agents
Inverness Sales
5 Bank Street
Inverness
IV1 1QY

01463 710151
hello@homesweethomemoves.co.uk
www.homesweethomemoves.co.uk

