



## 73 C KENNETH STREET INVERNESS, IV3 5QF

£128,000

Welcome to Kenneth Street, Inverness - a charming location for this delightful flat/apartment! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With one spacious bedroom, you'll have a comfortable retreat to unwind after a long day. The bathroom offers convenience and functionality for your daily needs.

Externally, you'll find a substantial outbuilding that presents a world of possibilities. Imagine transforming it into your very own home office, an inspiring studio space, or even a peaceful retreat away from the main living area. The flexibility of this outbuilding adds a unique touch to this property, allowing you to tailor it to suit your lifestyle.

Whether you're looking for a starter home, a cosy retreat, or a creative space to work on your projects, this property on Kenneth Street offers a blend of comfort and potential. Don't miss the opportunity to make this charming flat/apartment your own in the heart of Inverness!



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estate agents  
your local property experts

## 73 C KENNETH STREET

- FIRST FLOOR 1 BEDROOM FLAT • LARGE GARDEN WITH SUBSTANTIALLY BUILT OUTBUILDING • PERFECT FOR FIRST TIME BUYERS OR INVESTORS • GREAT CENTRAL LOCATION • CONTEMPORARY KITCHEN AND BATHROOM • COUNCIL TAX BAND B • EPC BAND

C



This stylish one-bedroom apartment is in great condition and move-in ready. It's situated on the first floor of a classic Victorian building, just a short stroll from the city centre. The spacious living room flows seamlessly into the well-appointed kitchen, which comes equipped with integrated gas appliances. The bedroom offers ample space and includes built-in storage, with room for additional wardrobes if needed. Completing the accommodation is the contemporary bathroom with a power shower over the bath. A convenient utility area with a washing machine is tucked away in the hallway cupboard. The property benefits from double glazing and gas central heating. Outside, there's a large private garden with a low-maintenance patio area, perfect for outdoor gatherings. Additional storage space is available in a substantially built outbuilding with a WC, which could potentially be converted into a studio or home office . Plus, there's 2 timber sheds included. This property is an excellent option for first-time buyers. or investors.

Kenneth Street is located close to the River Ness and is within walking distance of the city centre of Inverness. Local amenities and services include Tesco supermarket, Eden Court Theatre and Inverness Aquadome and Sports Centre. There are lovely walks within minutes of the property, including

Ness Islands, Whin Park and the Caledonian canal. The property is also close to local stores on Glenurquhart Road. The City Centre is a short walk over the bridge and provides an extensive choice of shopping, restaurants and recreational activities associated with city living. In conclusion an excellent central location.

Council Tax Band B

EPC Band C

Double Glazed Throughout

Gas Central Heating System

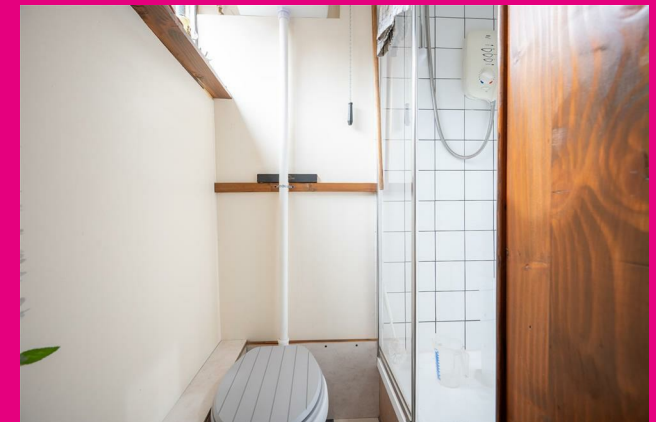
Home Report Available By Contacting:

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.

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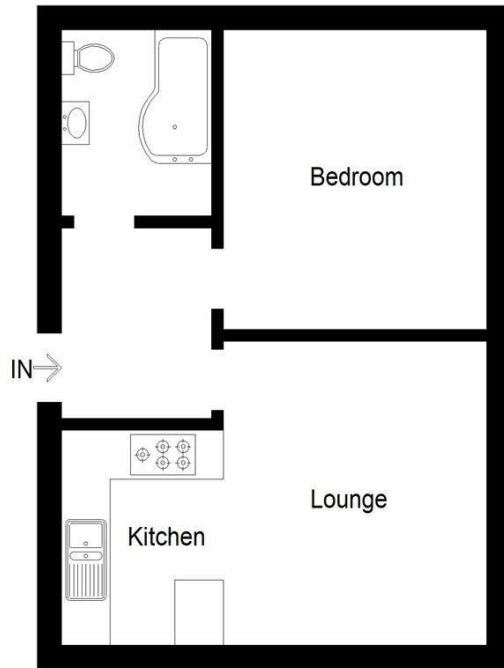


Illustration For Identification Purposes Only.  
Not To Scale (ID:1072734 / Ref:87784)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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

