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estate agents
your local property experts



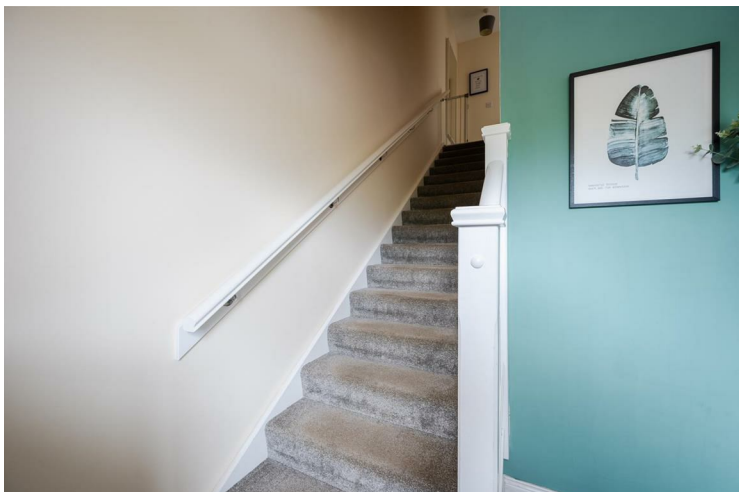
6 Spey Avenue Inverness

£168,000

Welcome to Spey Avenue, Inverness - a charming location that could be the perfect setting for your new home or investment opportunity. This delightful first-floor flat boasts not just one, but two bedrooms, making it a spacious and versatile living space.

With a generous reception room, two bedrooms and a shower room, this property offers both comfort and convenience. The sought-after location of Spey Avenue adds to the appeal of this flat, making it an ideal choice for those looking for a peaceful yet well-connected place to call home.

Whether you are a first-time buyer looking for your ideal first home or an investor seeking a promising property, this two-bedroom flat has the potential to meet your needs. Don't miss out on the opportunity to make this lovely flat your own in the heart of Inverness.



• TWO BEDROOM FIRST FLOOR FLAT • POPULAR MILTON OF LEYS AREA • IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY

This two bedroom first floor apartment is located in the popular Milton of Leys area of Inverness. The property's front door opens on to a hall area from where stairs lead to the property. There is a large living room with space for dining, a modern kitchen, two double bedrooms and a shower room. Externally there is shared parking available. The property is an ideal first home located in a desirable residential area.

The property is situated within Milton of Leys area of Inverness and is conveniently located for easy access to the main routes south and east from Inverness. There is amenities available at the nearby Milton of Leys shopping area including a general store, takeaway and pharmacy. Further amenities can be found at Inshes Retail park including 2 supermarkets, a fuel station and a range of shops and Macdonalds restaurant. With its close proximity to Inverness and regular transport, it provides an ideal location. Inverness Airport about 11 miles away, offers both national and international flights to an increasing number of destinations whilst the city itself has excellent shopping facilities, theatre, cinema complex, a number of fitness and leisure complexes and a mainline railway station. Primary schooling is available at Milton of Leys Primary. and secondary education is available at Millburn Academy. The area offers ready access to the surrounding countryside as well as wonderful views over Inverness and the Moray Firth to Ben Wyvis and the hills beyond.

Council Tax Band B
EPC Band B
Gas Central Heating

Double Glazing

Home Report Available By Contacting:
hello@homesweethomemoves.co.uk

Entry Is By Mutual Agreement
Viewing By Appointment Through Home Sweet Home on 01463 710 151

Any offers should be submitted in Scottish legal form to
hello@homesweethomemoves.co.uk

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.



- MOVE IN CONDITION • PRIVATE PARKING • STYLISH KITCHEN • MODERN SHOWER ROOM • SPACIOUS ROOMS THROUGHOUT • COUNCIL TAX BAND B • EPC BAND B



Approximate Gross Internal Area
58.4 sq m / 629 sq ft

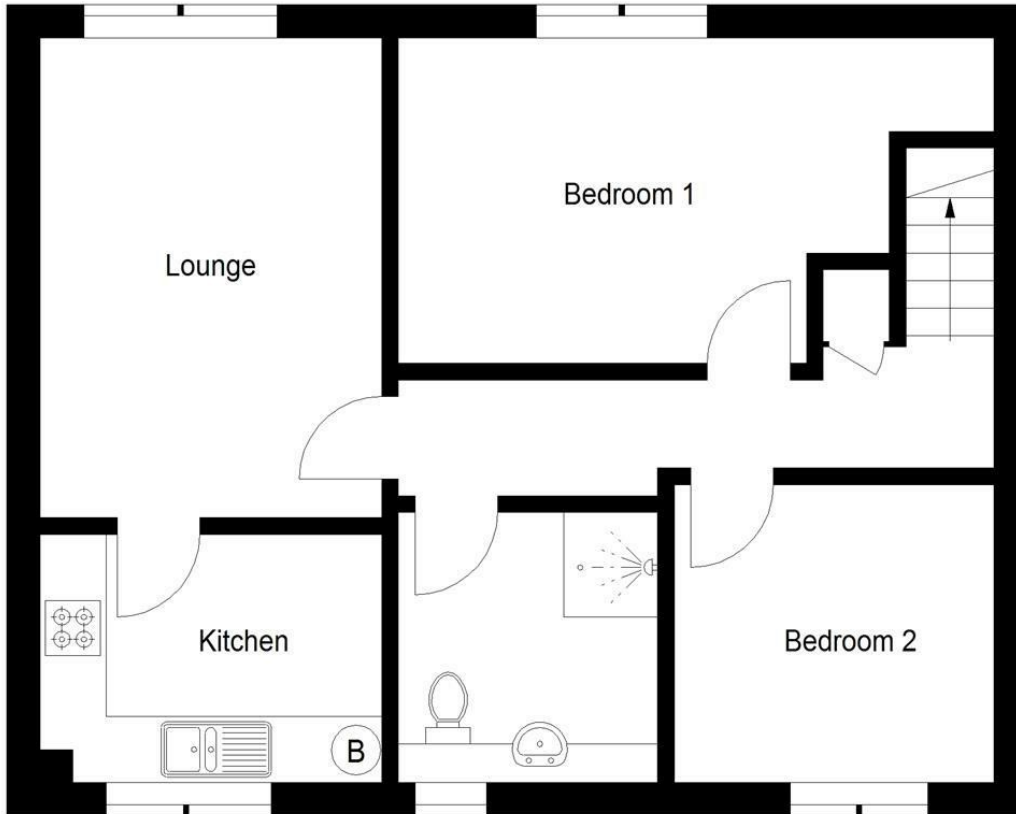


Illustration For Identification Purposes Only.
Not To Scale (ID:1079433 / Ref:87970)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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

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