



**43 ROSS AVENUE**  
INVERNESS, IV3 5QJ

**£180,000**  
FREEHOLD

Welcome to your dream home! This modern 2-bedroom ground floor flat features a private garden, spacious lounge, stylish kitchen, modern bathroom, two generous bedrooms, and an additional WC. Ideal for first-time buyers, young families, or downsizers, it's located near amenities and transport links. Contact Travis at 07490545648 to view.



**home sweet home**  
estate agents  
your local property experts



# 43 ROSS AVENUE

- TWO BEDROOM GROUND FLOOR FLAT • PRIVATE GARDEN • STYLISH KITCHEN • BRIGHT AND WELCOMING LOUNGE • MODERN BATHROOM • LOCAL AMENITIES NEARBY • WALKING DISTANCE TO RIVER NESS AND CITY CENTRE • COUNCIL TAX BAND C • EPC BAND D



Welcome to your dream home! This beautifully modernised 2-bedroom ground floor flat offers a perfect blend of contemporary design and comfortable living. Ideal for first-time buyers, young families, or those looking to downsize, this property is sure to impress.

## Key Features:

**Private Garden:** Step out into your own serene oasis. The private garden is perfect for relaxing, entertaining, or cultivating your own green space. Enjoy the outdoors from the comfort of your home.

**Spacious Lounge:** The expansive lounge area provides ample space for both relaxation and entertaining. Large windows flood the room with natural light, creating a warm and inviting atmosphere.

**Stylish Kitchen:** The modern kitchen boasts sleek cabinetry, high-quality appliances, and plenty of counter space. Whether you're a culinary enthusiast or just love a stylish kitchen, this space will meet all your needs.

**Modern Bathroom:** The contemporary bathroom features elegant fixtures and luxurious wetwall panels, offering a sleek, low-maintenance, and

spa-like experience at home.

**Two Bedrooms:** Both bedrooms are generously sized, offering plenty of room for storage and personalisation. The master bedroom is a true retreat, while the second bedroom is perfect for guests, a child's room, or a home office.

**WC:** For added convenience, this flat includes a separate WC, enhancing the functionality and comfort of your home.

This flat is situated in a desirable location with easy access to local amenities, transport links, and green spaces. With its modern updates and thoughtful design, this property provides a unique opportunity to enjoy stylish living in a vibrant community.

Don't miss out on making this stunning flat your new home. Contact Travis today to arrange a viewing on 07490545648!

This property is located on Ross Avenue, only a short walk away from the city centre and offers direct access to the A9 via Friars Bridge and the A82 by routes avoiding the city centre. The property falls within the Central Primary School catchment area, with secondary schooling available at nearby Inverness High School, both within walking distance.

The property is close to a variety of local amenities including a general store and a selection of retail outlets. The city centre is also just a short walk away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Both rail and bus stations are within walking distance and provide for good transport links to other parts of the Highlands and UK. There is easy access to the huge variety of outdoors sports and activities the Highlands have to offer. Inverness Airport, with its ever increasing national and European flights is about 8 miles away.

Council Tax Band C  
EPC Band D

Double Glazing  
Gas Central Heating

Home Report Available on our website -  
[www.homesweethomemoves.co.uk](http://www.homesweethomemoves.co.uk)

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet  
Home on 01463 710151

Any offers should be submitted in Scottish legal form  
to [hello@homesweethomemoves.co.uk](mailto: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.

## 43 ROSS AVENUE





Illustration For Identification Purposes Only.  
Not To Scale (ID: 1104432 / Ref: 88654)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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

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