



## 16B GLADSTONE PLACE

INVERNESS, IV3 5QL

£97,000

This charming ground floor flat offers comfort and convenience just a short walk from the city centre. It features a welcoming entrance hall, spacious lounge, modern kitchen, cosy bedroom, and stylish shower room, with double-glazed windows and efficient electric heating for year-round comfort. The property also includes a communal drying area, making it an ideal choice for first-time buyers and investors, with excellent potential for both personal use and rental income.



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# 16B GLADSTONE PLACE

- ONE BEDROOM GROUND FLOOR FLAT • STYLISH KITCHEN • WALKING DISTANCE TO CITY CENTRE • IDEAL FOR FIRST TIME BUYERS OR SAVVY INVESTORS • LOCAL AMENITIES NEAR BY • COUNCIL TAX BAND A • EPC BAND C



Discover the perfect blend of comfort and convenience in this charming ground floor flat, ideally situated just a short stroll from the vibrant city centre. Step inside to find a welcoming entrance hall leading to a spacious lounge, modern kitchen, cosy bedroom, and stylish shower room. With double-glazed windows and efficient electric heating, this home ensures year-round comfort. Plus, enjoy the added benefit of a communal drying area. This property is a fantastic opportunity for first-time buyers and investors alike, offering great potential for both personal enjoyment and rental income due to its prime location. Don't miss out on this gem!

The property is located in Gladstone Place off Harrowden Road which is close to the city centre of Inverness and to the River Ness. Local amenities include high street shops, the Eastgate Shopping Centre, a post office, public houses, hotels, restaurants, supermarkets and both bus and train stations. Primary and secondary schooling are located nearby and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre.

Council Tax Band A  
EPC Band C

To Book A Viewing Call Travis On  
(ZERO.SEVEN.FOUR.NINE.ZERO.FIVE.FOUR.FIVE.SIX)

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

Viewing By Appointment Through Home Sweet Home , please call Travis direct on 07402 405 946

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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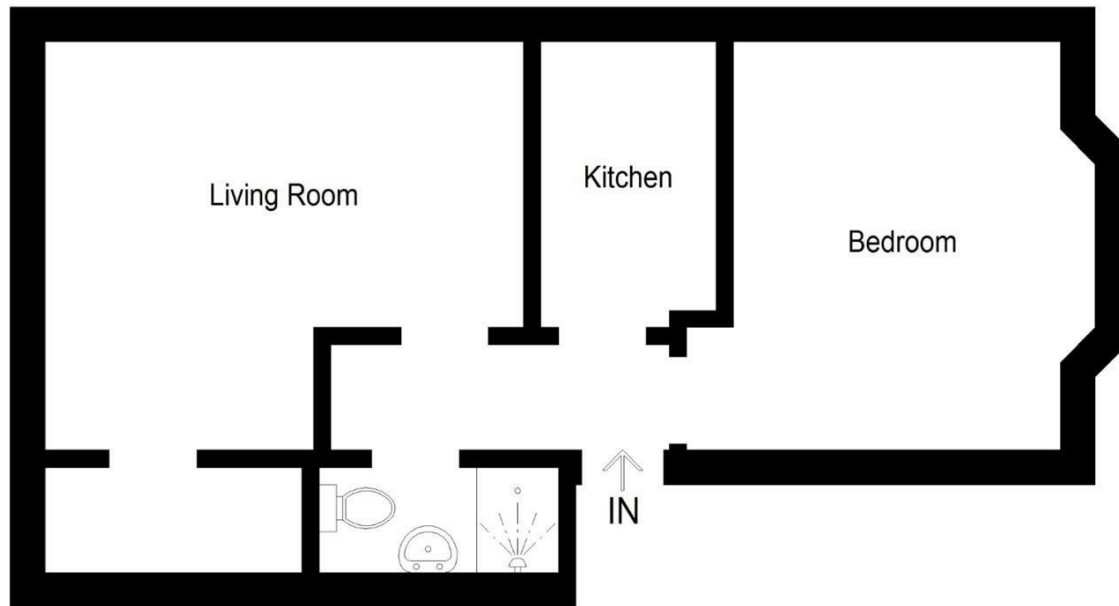
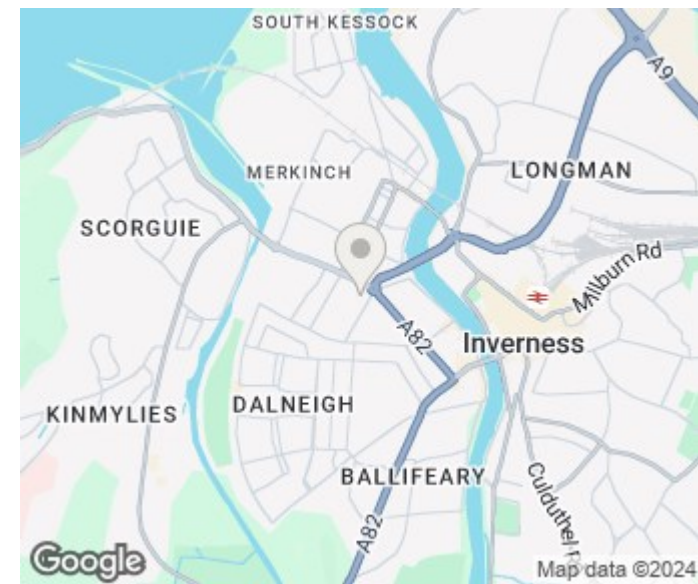


Illustration For Identification Purposes Only.  
Not To Scale (ID:1117668 / Ref:89030)



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  | 74                      | 79        |
| (69-80) C  |  |                         |           |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <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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