



AI Staged



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16B GLADSTONE PLACE

INVERNESS, IV3 5QL

£93,000

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

• NOW £2000 BELOW HOME REPORT VALUATION ONE
BEDROOM GROUND FLOOR FLAT READY FOR IMMEDIATE
OCCUPATION • STYLISH KITCHEN • WALKING DISTANCE TO
CITY CENTRE • IDEAL FOR FIRST TIME BUYERS OR INVESTORS
LOOKING FOR A GOOD RENTAL PROPERTY • LOCAL
AMENITIES NEAR BY AT THE CITY CENTRE • COUNCIL TAX
BAND A • EPC BAND C • TO MAKE THIS YOUR NEXT HOME
SWEET HOME CONTACT THE OFFICE TODAY



Fantastic Opportunity: Ground Floor Flat in Prime City Centre Location!

If you've been looking for the perfect blend of convenience, comfort, and potential, this ground-floor flat is a must-see! Ideally located just a short stroll from the vibrant city centre, this property offers easy access to all the amenities you need while providing a peaceful retreat to call home.

Step inside and be welcomed by a bright and airy entrance hall that leads to a spacious lounge, a modern, fully-equipped kitchen, a cosy bedroom, and a stylish shower room. Double-glazed windows and efficient electric heating ensure comfort year-round, making this home both practical and inviting.

One of the standout features of this flat is the added benefit of a communal drying area — a rarity in city centre properties! Whether you're a first-time buyer or an investor looking for a rental property with high demand, this flat has immense potential. Its prime location makes it an attractive option for those seeking a city-based home with excellent rental prospects.

This property has been carefully maintained and offers a fantastic opportunity to step into the market or add to your investment portfolio.

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 the office on 01463 710151

Home Report Available on our website -
www.homesweethomemoves.co.uk

Viewing By Appointment Through Home Sweet Home

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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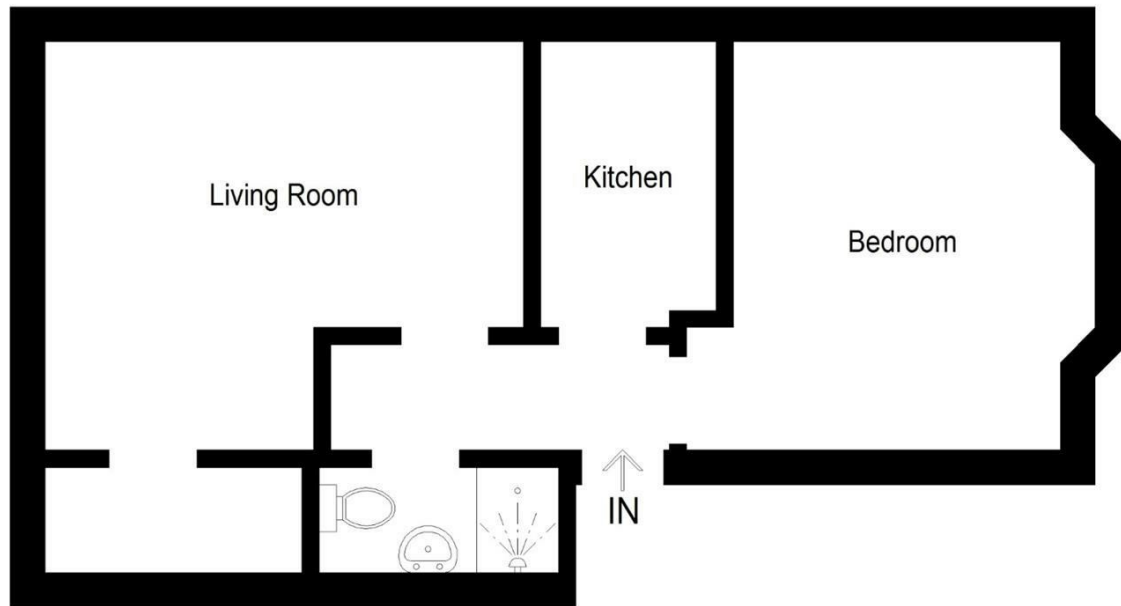
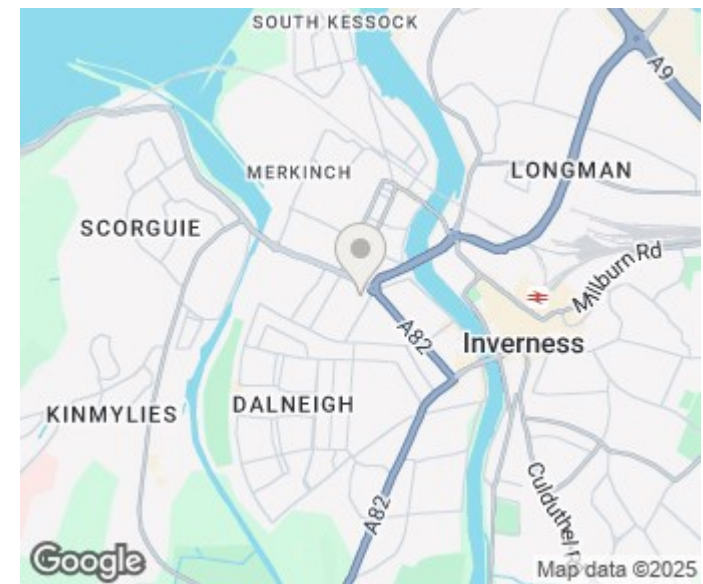


Illustration For Identification Purposes Only.
Not To Scale (ID:1117668 / Ref:89030)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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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