



17 DIRIEBUGHT ROAD
INVERNESS, IV2 3QY

£123,995

Whether you're a first-time buyer or an investor seeking a prime buy-to-let opportunity, this flat offers comfort, style, and convenience in a central location close to Inverness city centre.



home sweet home
estate agents
your local property experts



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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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