



27 Riverview, Portland Place, INVERNESS, IV1 1NE

Offers Over £182,000

REF: 60748





Situated only a few minute's walk from the City Centre, this spacious two bedroom, second floor apartment benefits from gas-fired central heating, security entry phone system, stunning uninterrupted views over the River Ness and private parking. In good condition throughout, this desirable apartment represents an ideal purchase for a first time buyer or young professionals, but equally has excellent letting potential given its convenient location.

Viewing is highly recommended to fully appreciate this delightful apartment and captivating views.

The accommodation comprises of: an entrance vestibule, inner hallway with two large store cupboards; a well appointed kitchen with a good selection of base and wall mounted units, complementary work tops and splashback, gas hob, electric oven, integrated fridge freezer and dishwasher, space for washing machine and ample room for dining; lounge with doors opening to a small balcony which enjoys views over the River; two bedrooms both with fitted storage and family bathroom comprising a three piece suite in white with mains fed shower to bath.

The apartment comes with an allocated parking space with additional parking available close by for visitors.

The property is within easy walking distance of all the facilities available in the City Centre, including supermarkets, banks, Post Office, hotels, restaurants and bars, all offering a contemporary City lifestyle. Both primary and secondary education is also available within walking distance, along with excellent recreational activities and amenities. Inverness City Centre also offers excellent road, rail and air links to the South and beyond.

Kitchen **3.71m x 2.77m (12'2 x 9'0)**

Lounge **4.23m x 3.50m (13'11 x 11'6)**

Bedroom 1 **3.23m x 2.79m (10'6 x 9'2)**

Bedroom 2 **3.26m x 3.21m (10'8 x 10'6)**

Bathroom **1.95m x 1.84m (6'5 x 6'0)**



General

All floor coverings, light fittings, curtain poles, blinds and integrated items are included in the sale.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band C

EPC Rating

B

Post Code

IV1 1NE

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AMM/JD/KAY0374/6

Price

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Directions

From Inverness City, travel towards the Shore Street roundabout, taking the 3rd exit onto Shore Street. Take the 1st on your left onto the Riverview apartment parking area and the property is located in the block in front of you, with the door to the stairway on your right.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

