

Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A fridge-freezer and washing machine.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

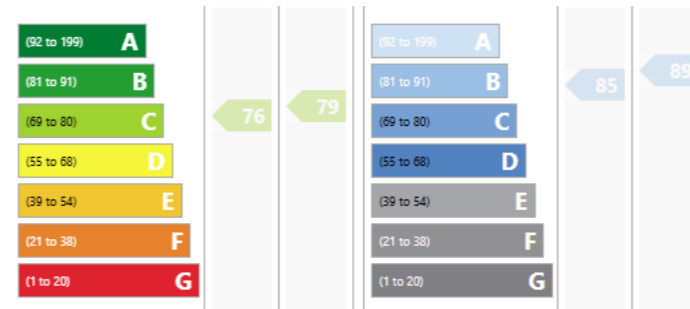
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £100,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



**Flat 2, 11 Young Street
 Inverness
 IV3 5BL**

A two bedroomed second floor flat which is well proportioned and located in close proximity to Inverness City Centre.

OFFERS OVER £98,000

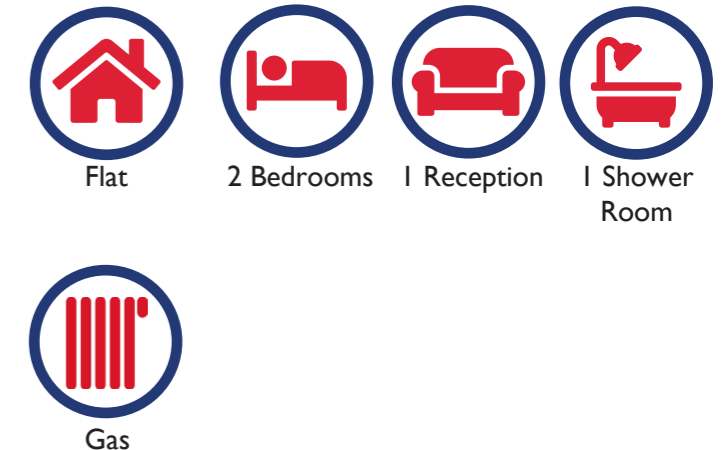
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Open Plan Lounge/Kitchen



Open Plan Lounge/Kitchen



Property Description

Centrally located in the heart of Inverness City Centre, 11 Young Street is a generously proportioned two bedroomed, second floor flat that boasts copious amounts of storage and has double glazed windows, along with gas central heating. Suiting a wide range of purchasers including professionals, buy to let investors, or those looking to make their first property purchase, viewing is highly recommended to fully appreciate the size of the accommodation on offer, as well as its excellent location. The property is accessed through a secure communal entrance, with a staircase rising to the second floor. The living space comprises an entrance hall, off which can be found two double bedrooms, a bright and spacious open plan lounge/kitchen and a shower room which consists of a WC, a wash hand basin and a shower cubical with electric shower. The kitchen area is fitted with wall and base mounted units with worktops, along with splashback tiling. There is a stainless steel sink with mixer tap and drainer, and an integrated electric oven and hob with extractor fan over. Included in the sale is the washing machine and fridge-freezer. There is fantastic storage throughout two cupboards in the lounge, a further in the hall, while both bedrooms benefit from fitted wardrobes.

Young Street is well placed for access to the Ness Islands, Inverness Castle and Eden Court Theatre & Cinema. On the property's door step can be a found a Tesco Supermarket, takeaways restaurants, a laundrette and hairdressers. The city centre is a short walk over the bridge, and has a wide range of amenities including Eastgate Shopping Centre, High Street shops, bars, a Post Office and both bus and train stations.

Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 4.40m x 3.11m

Bedroom One

Approx 4.44m x 3.48m

Open Plan Lounge/
Kitchen

Approx 5.45m x 3.39m*

Shower Room

Approx 2.44m x 1.56m*

*At widest point

Open Plan Lounge/Kitchen



Bedroom One



Bedroom Two



Shower Room

