

**63a Innes Street,**  
City Centre, Inverness, IV1 1NR

**Offers Over £130,000**



- Bright and spacious first floor flat
- Ideal first time buy or investment property
- Lounge, kitchen/diner 2 bedrooms, shower room
- Communal garden with shed, on street parking
- Convenient location within walking distance to local amenities
- EPC Band D

An excellent opportunity to purchase this well proportioned two-bedroom first-floor flat, set within a popular and convenient location on Innes Street. The property offers bright, comfortable accommodation throughout and would make an ideal home for first time buyers, downsizers, or a sound investment opportunity. The accommodation comprises a bright front facing lounge, perfect for relaxation or entertaining. The kitchen provides ample base and wall units, generous worktop space, and room for a dining table and chairs, creating a practical and sociable cooking and dining environment. There are integrated appliances including integrated oven, hob and hood, and the kitchen also retains the charm of the original fireplace. The property offers two bedrooms, one generously sized double and one single, both providing comfortable accommodation. A shower room completes the accommodation. Externally, the property benefits from a communal garden area and a private shed, ideal for additional storage. Further features include double glazing and gas central heating, ensuring warmth and efficiency throughout the year. Innes Street is ideally positioned for easy access to a wide range of local amenities, including shops, supermarkets, schools, and leisure facilities.

## Rooms

<b>Lounge</b>	(13' 1" x 12' 0") or (4.00m x 3.67m)
<b>Kitchen / Diner</b>	(8' 10" x 11' 11") or (2.70m x 3.63m)
<b>Bedroom 1</b>	(8' 2" x 10' 9") or (2.49m x 3.28m)
<b>Bedroom 2</b>	(6' 0" x 6' 10") or (1.82m x 2.09m)
<b>Shower Room</b>	(6' 10" x 5' 1") or (2.09m x 1.55m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the hob, electric oven, and extractor.

## Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

## Council tax

Band B

## Tenure

Freehold

## Floor Area

49 m<sup>2</sup>

## Entry

By mutual agreement.

## Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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