



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**98 Murray Terrace, Smithton, Inverness, IV2 7WY**

**Fixed price £95,000**

Excellent opportunity for a first-time buyer to purchase a one bedroom first floor flat in a two storey block of eight flats, with a dedicated parking space, situated in a popular residential area of Smithton, on the eastern outskirts of Inverness.

The flat is in walk-in condition and has been decorated in neutral tones throughout.

The accommodation comprises entrance hallway with staircase to the open plan lounge/dining area, kitchen, bedroom and bathroom.

There is a Spar and bakery nearby and Culloden shopping centre has a doctors' surgery, chemist, convenience store, post office, butchers and hairdressers. Culloden Academy benefits from a community leisure complex with a swimming pool which is within walking distance.

A regular bus service runs to and from the Eastfield Retail Park and City Centre where an extensive range of retail, leisure and business facilities can be found. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

**Entrance hallway**

Staircase to open plan lounge/dining area. Carpet.

**Open plan lounge/dining area**

19'7" x 9'8" x 13'7" x 10'5" (5.97m x 2.95m x 4.16m x 3.18m)

Window to front. Marble fireplace. T.V. point. Tel. and wifi point. Smoke alarm. Spotlights. Laminate flooring.

**Kitchen**

8'2" x 7'6" (2.50m x 2.31m)

Window to front. Wall and base units with splash back. Stainless steel sink with left hand drainer. Integrated ceramic hob, oven, extractor and fridge/freezer. Bosch washing machine. Heat alarm. Laminate flooring.

**Hallway**

3'1" x 4'1" (0.94m x 1.25m)

Storage cupboard with shelves. Doors to bedroom and bathroom.

**Bathroom**

5'10" x 5'5" (1.79m x 1.67m)

Built-in white WC and wash hand basin with shelf and mirror. Bath with Triton T80+EasiFit electric shower above, shower screen and tiling to all walls. Extractor. Vinyl flooring.

**Bedroom**

9'6" x 8'10" (2.91m x 2.70m)

Window to side. Built-in wardrobe with mirror. Wall cupboards. Hatch to roof space. Spotlights. Tel. point. Carpet.

**Outside**

There is an allocated parking space to the side of the property in the communal car park. The communal garden ground is mainly laid to lawn.

**Extras**

The washing machine is included in the sale price.

**Heating and glazing**

Electric heating and double glazing.

**Services**

Mains electricity, water and drainage.

**Factors**

Newton Property Management

The annual factoring charge is in the region of £165 per annum

**EPC Rating D**

**Council Tax Band B**







