

Inverness, with its excellent road, rail and air links, is a thriving city which boasts a lively cultural and entertainment scene. There is a wide variety of restaurants, good quality hotels, restaurants, bars and cafes. Just a short drive from the city is the iconic Loch Ness from where the city derives its name. There are also many other beauty spots within the vicinity. A short walk from the Apartment is the River Ness and a stroll along the riverside takes you directly into the city centre with all its amenities passing the Eden Court Theatre along the way. Inverness Has something for everyone.

This first floor apartment is currently run as an Air B&B and is in immaculate condition. The property is very tastefully decorated throughout and is in walk-in condition. It would be possible to continue to run it as a commercial enterprise as the Short Term Let Licence is transferrable, the house would also make ideal executive accommodation for those working in the city. Nearby is Riverside Medical Centre, Inverness Leisure Centre and Bught Park. The property benefits from gas central heating and double glazing with a new boiler fitted just two years ago.

Directions: From the city centre head west along Glenurquhart Road (A82) then turn left into Ballifeary Lane (signed Riverside Medical Centre), at the crossroads go straight ahead then take the left hand turn before the road swings to the right. Take the first right turn into Wellingtonia Court, follow the road to the end then turn left. The flat is the last door on the left.

What3words [///format.exile.indeed](#)

Services: Mains gas, electricity, water and drainage.

Ratable Value £4,600

Monthly factoring charge is approximately £80.00

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

Email: property@middletonross.co.uk

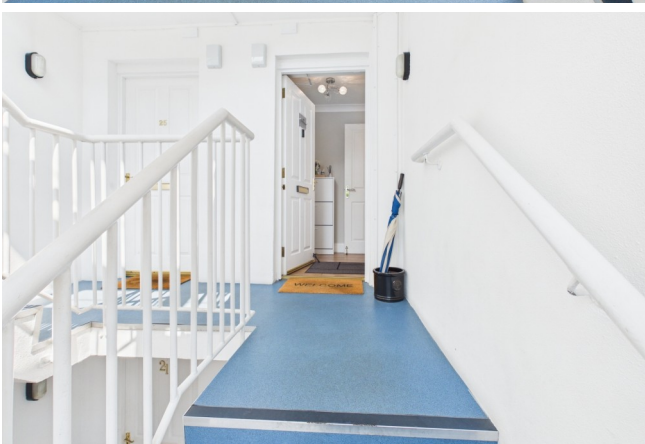
Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order. All furniture, utensils etc. in the property are available to purchase by separate negotiation.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ



Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk



HIGHLAND HOMES
by Middleton Ross

FOR SALE



26 Wellingtonia Court, Inverness, IV3 5SX

Offers Over £230,000

- First Floor Apartment
- Communal Entrance
- Private Vestibule & Entrance Hall
- Lounge with Balcony
- Kitchen/Diner
- Two Bedrooms (One-Ensuite)
- Shower Room
- Large Storage Cupboard
- Gas Central Heating
- Double Glazing
- Designated Parking Space
- Visitors Parking
- Immaculate Condition
- Quiet Location Close to City Centre
- Riverside Walks Nearby
- Currently Operating as an Air B&B
- EPC Rating Band B

01349 865125
highlandhomes.co.uk

REF 23

rightmove
Zoopla
Smarter property search
PrimeLocation.com



01349 865125
highlandhomes.co.uk



26 Wellingtonia Court, Inverness, IV3 5SX

Offers Over £230,000

Immaculate first floor apartment in a quiet yet central location in Inverness



Approximate
Floor Area
68m²