

**47 Friars Street,
Inverness, IV1 1RJ**

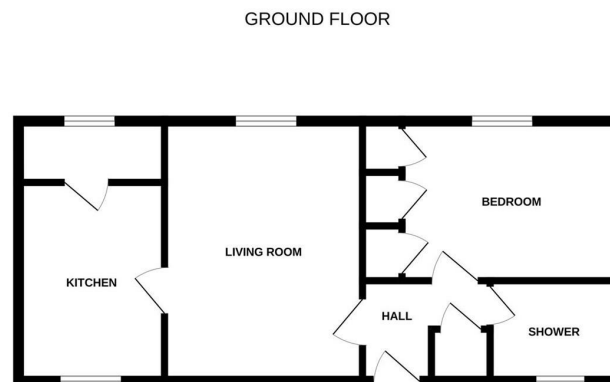


Offers Over £110,000



Fantastic opportunity to acquire this spacious first-floor flat, ideally located in the heart of the city centre, close to the River Ness. The property would make an excellent choice for first-time buyers, investors or those looking for a convenient city-centre home, offering spacious accommodation in a desirable central location. The spacious lounge benefits from partial views over the River Ness and provides a comfortable living space. The kitchen is fitted with a wide range of wall and base units, a newly fitted integrated gas hob and free-standing appliances including washing machine, under-counter fridge and freezer, all of which are included in the sale. There is also space for a small dining table and chairs, which are also included. The well-proportioned double bedroom benefits from triple fitted wardrobes, providing excellent storage. The wet room is fitted with an electric shower. Further storage is provided by a hallway cupboard, a useful walk-in cupboard off the kitchen and loft space. The property has single glazing throughout and gas central heating, with the boiler having been installed in 2025. Externally, there is a private built-in storage cupboard, along with communal residents' parking. Overall, this spacious property offers an excellent combination of generous accommodation and a convenient city-centre location, making it an attractive opportunity for a discerning purchaser.

- One bedroom first floor flat in city centre location
- Lounge, kitchen/diner, double bedroom, wet room
- Ideal for first time buyers or investors
- Spacious accommodation throughout
- Communal parking and outdoor store
- EPC band C



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been visited and no guarantee is given to the condition or accuracy of the plan.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob. Free standing washing machine, fridge and freezer. Dining table and chairs.

Services: Mains gas, electricity, water and drainage.

Council Tax: B

Floor Area: 484.38 sq ft

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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