

8 Warrand Road

Bught, Inverness, IV3 5SH

Offers Over £110,000



- Modern 2 bedroom upper floor apartment
- Perfect first time buy or ideal investment
- Lounge/diner, kitchen, two bedrooms and bathroom
- Ideally located for the city centre, theatre and sporting facilities Communal
- Gardens grounds and on street parking
- EPC Band F

This deceptively spacious two bedroom upper floor flat is located in a quiet residential area on the west side of the River Ness, offering an excellent opportunity for first time buyers or a landlord seeking a reliable addition to their portfolio. The bright lounge/diner enjoys a front-facing window with pleasant views over the surrounding area, along with a feature fireplace with electric fire and ample space for a dining table and four chairs. The modern fitted kitchen is well equipped with an electric hob and contemporary extractor, single oven, fridge freezer, and washing machine all included in the sale. There are two bedrooms: the principal bedroom benefits from two fitted cupboards, while the second bedroom is a generous single, also offering built in storage. A modern family bathroom completes the accommodation. The property features electric heating and double glazing throughout. Additional storage is available in the communal hallway, where a handy cupboard is allocated to the flat. Externally, there are communal garden grounds to both the front and rear, and on street parking is available nearby.

Rooms

Lounge / Diner	(11' 7" x 15' 10") or (3.54m x 4.83m)
Kitchen	(7' 5" x 9' 10") or (2.27m x 3.00m)
Bathroom	(5' 0" x 8' 2") or (1.53m x 2.50m)
Bedroom 1	(10' 11" x 12' 4") or (3.34m x 3.75m)
Bedroom 2	(7' 0" x 10' 6") or (2.14m x 3.19m)

Services

Mains electricity, mains water, mains drainage

Extras

All fitted floor coverings, fixtures and fittings. All curtain poles, curtains and window blinds. Appliances including electric hob, oven, extractor, fridge freezer and washing machine.

Floor Area

60m²

Council Tax

Band B

Entry

By mutual agreement

Tenure

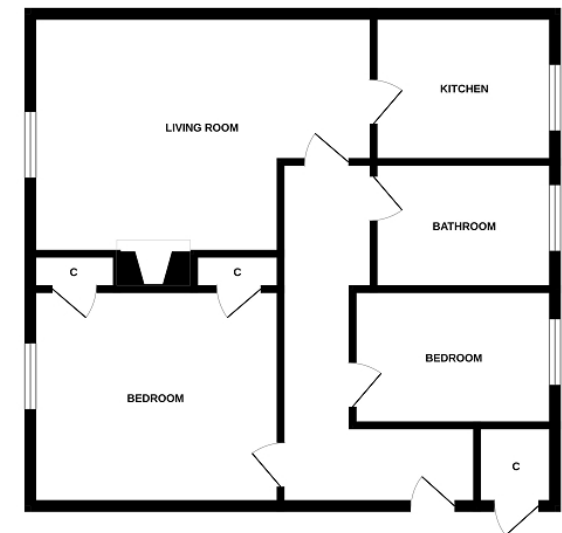
Freehold

Viewing

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



GROUND FLOOR



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