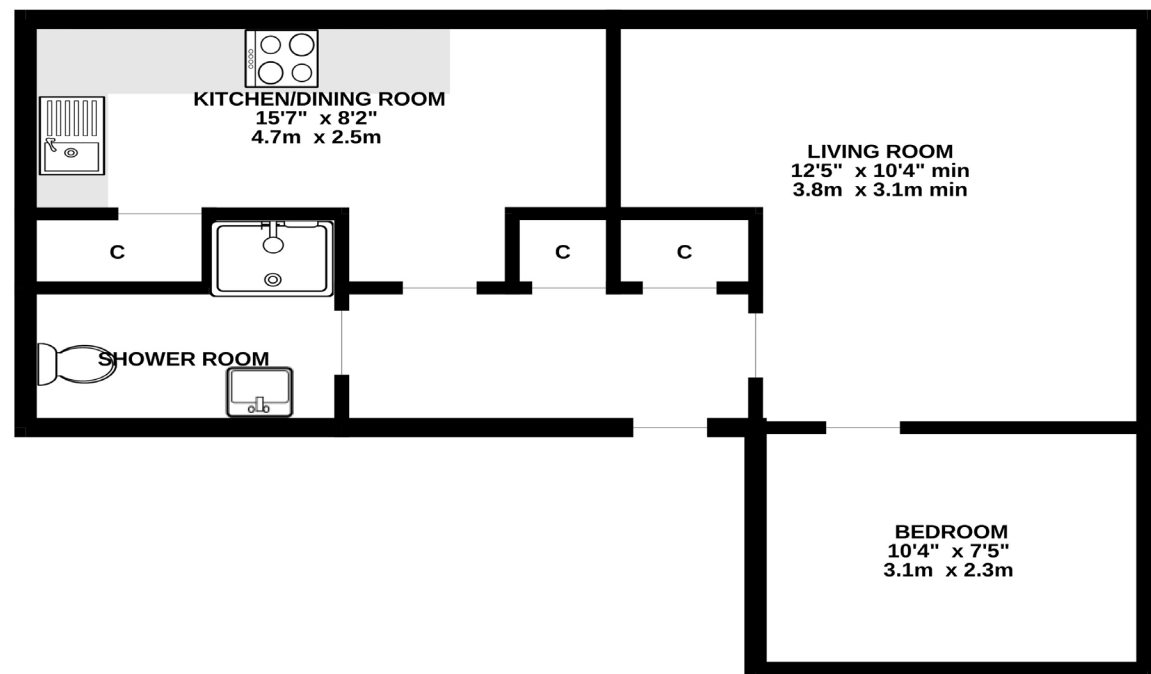




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. Some items of furniture are available under separate negotiation.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

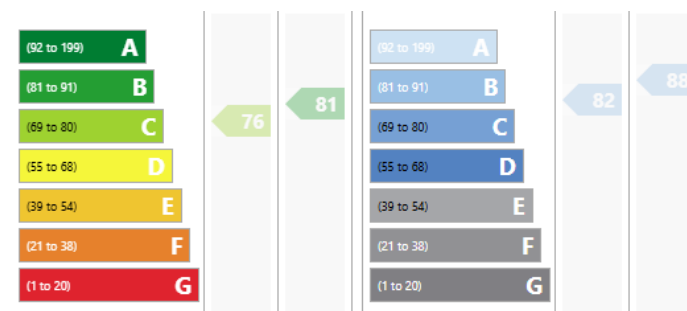
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £120,000
 A full Home Report is available via Munro & Noble website.



Flat 34D, 1st First Floor Left, Hill Street Inverness IV2 3AN

This one bedroomed, first floor flat is located in the heart of Inverness and comes complete with a modern shower room, gas central heating and double glazed windows.

OFFERS OVER £118,000

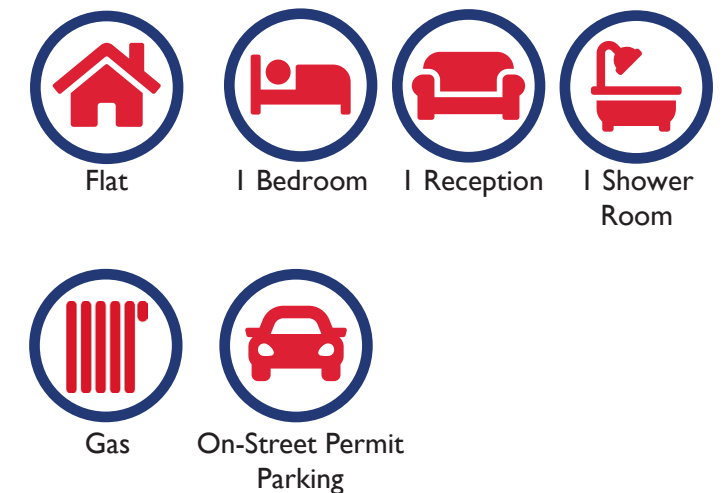
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview





Lounge



Kitchen

Property Description

Conveniently located within easy walking distance to Inverness City Centre, this one bedroomed flat proposes an excellent purchase for those looking to step on to the property ladder, an individual or buy to let investors, offering purchasers an excellent income. The property is accessed via a communal entrance hall, which is shared with 5 other properties and can be found on the first floor, to the left elevation. Internally, the accommodation is decorated with bright, colourful tones giving a warm and welcoming feel and benefits from attractive period features including high ceilings, deep skirtings and exposed floorboards. Further pleasing features include gas central heating and double glazed windows. As you enter the flat, you are greeted with a hallway hosting two useful cupboards, along with a modern shower room, a fully fitted kitchen/diner and the front facing lounge. Accommodating alcove shelving and an electric fire within a stylish surround which serves as a focal point, this room proposes a lovely setting to relax with friends and family. The single bedroom is accessed from here, and has a window to the front elevation. The generously sized kitchen/diner lies to the rear elevation, and allows space for a table and chairs for informal dining. There is ample wall and base mounted units, along with worktops, complimentary splashbacks, and a sink drainer with mixer tap. Free-standing white goods included in the sale consist of a washing machine, fridge-freezer, and a gas cooker. Fitted with a VWC, a glass wash hand basin, and wet-walled shower cubicle, the attractive shower room completes the accommodation. On-street parking is available to the front elevation and requires a permit. On the whole, this flat is an ideal purchase for those looking for a property in great location and early viewing is encouraged.

Crown is a conservation area and one of the most desirable residential areas of Inverness, with a wide range of local amenities including a newsagent with post office, pharmacy, coffee shops, delicatessen, bakers, hairdressers, barbers and two hotels with bars and restaurants. There are both doctors and dental surgeries located within walking distance. The city centre is a just a short walk away down the Market Brae steps and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.



Lounge



Bedroom

Rooms & Dimensions

Entrance Hall

Lounge

Approx 3.78m x 4.01m*

Bedroom

Approx 2.93m x 2.07m

Kitchen

Approx 4.73m x 2.42m

Shower Room

Approx 1.66m x 2.14m*

*At widest point



Kitchen



Shower Room