

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Sofa, chair and washing machine.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

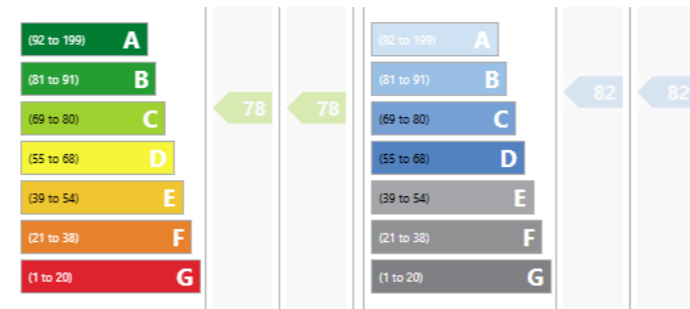
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £145,000
 A full Home Report is available via Munro & Noble website.



HOME REPORT VALUATION £145,000

**Flat 8, Riverview, Portland Place
 Inverness
 IV1 1NE**

This modern, one bedroomed ground floor flat is centrally located and benefits from gas central heating, ample storage and residents' parking.

OFFERS OVER £139,000

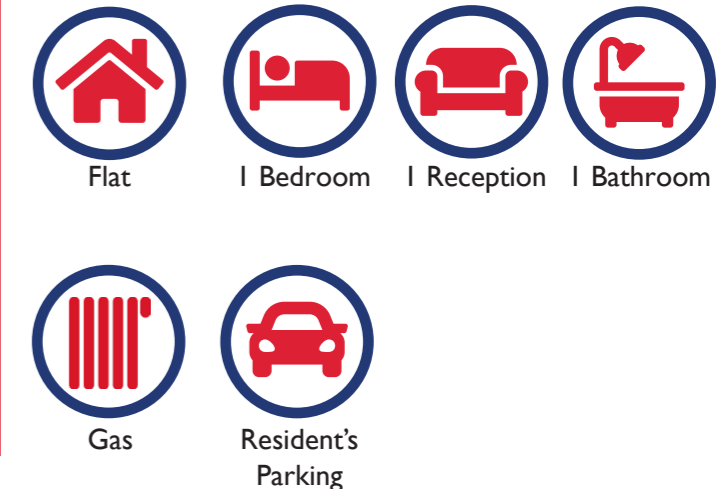
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Property Description

Perfectly positioned on the banks River Ness, and conveniently located within walking distance of Inverness city centre, Riverview, 8 Portland Place is a fantastic, one bedroomed ground floor flat that offers a range of great details including a stylish kitchen with integrated goods, gas central heating, double glazed windows and bright and spacious rooms. In great condition throughout, the property will appeal to a range of buyers including those looking to make their first property purchase, young professionals and anyone looking for a property with great AirB&B potential, offering purchasers an excellent income. A secure entry system allows access to the communal entrance hall, and number 8 is located on left side elevation. Internally, the accommodation is decorated with neutral tones, giving a clean and fresh feel, and while also offering views over the glorious River Ness. It comprises an entrance vestibule and hallway, which both have the advantage of excellent storage provisions. From here, there is a front facing bedroom which has a built-in double mirrored wardrobe, a cosy and comfortable lounge and a fully fitted kitchen. This room provides space for a small table and chairs for informal dining, and is well-equipped with attractive mounted cabinets and lots of worktop space, complimented by splashbacks and glossy floor tiling. There is a stainless-steel sink with mixer tap and drainer, and an integral gas hob with fan over, an electric oven, dishwasher, fridge-freezer and a free-standing washing machine.

Lastly, the bathroom is fitted with elegant tiling, and comprises a wash hand basin, WC and a bath with shower overhead. On the whole, this flat is an idea purchase for those looking for a quality property in great location and early viewing is encouraged.

Outside, the apartment sits within well maintained communal grounds and comes with an allocated parking space, along with additional parking spaces for visitors. It also benefits from a shared bike shed.

Portland Place is within walking distance of the city centre and well placed for access to the local doctors surgery and pharmacy, a Tesco & Aldi supermarket, takeaways, and hairdressers. Also located nearby is Eden Court Theatre and Inverness Leisure Centre and the Ness Islands. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, restaurants, supermarkets, a Post Office and both bus and train stations are just a short walk away.



Rooms & Dimensions

Entrance Vestibule

Approx 1.49m x 1.49m

Entrance Hall

Lounge

*Approx 3.56m x 3.54m**

Kitchen

Approx 2.89m x 3.70m

Bathroom

Approx 2.08m x 2.29m

Bedroom

Approx 3.21m x 2.98m

**At widest point*

