

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets and fitted floor coverings. Cooker, curtains and blinds.

#### 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.

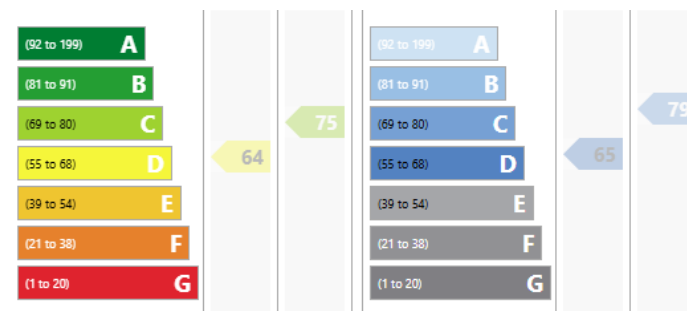
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £97,000

A full Home Report is available via Munro & Noble website.



## 17a Abban Street Inverness IV3 8HJ

A two bed roomed, first floor flat which has gas central heating, double glazed windows and a shared garden.

**OFFERS OVER £95,000**

The Property Shop, 20 Inglis Street,  
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

#### Property Overview



Flat



2 Bedrooms



1 Reception



1 Bathroom



Gas



Shared  
 Garden



On-Street  
 Permit Parking





Lounge/Dining Room



Kitchen

**Property Description**

Conveniently located within walking distance of the city centre, this two bedroomed flat lies within easy reach of excellent local amenities and will suit a variety of potential purchasers including buy-to-let investors, young professionals or those looking to make their first property purchase. The property is accessed via the communal hallway which is shared with just one other property and 17a can be found on the first floor. Inside, the well-proportioned accommodation requires full modernisation and comprises a hallway, a front facing lounge/dining room with feature gas fire, two bedrooms, and a partially tiled bathroom which consists of a WC, a wash hand basin and a bath with mains shower over. Completing the accommodation is the kitchen. This room is fitted with wall and base mounted units with worktops, splashback tiling and a stainless sink with drainer and taps. There is space for a fridge-freezer, and included in the sale is the free-standing gas cooker. The flat has gas central heating, double glazed windows and benefits from good storage provisions having a cupboard in the hallway, as well as one in the principal bedroom. Loft access is via the hall, and provides additional storage if required. On the ground floor, there is a door rear elevation which gives access to the shared garden which is laid to lawn and enclosed by timber fencing and walling. The front garden is enclosed by walling and is a mixture of gravel and shrubs. Parking is by the way of an on-street permit. Abban Street is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. On the property's door step can be a found doctors surgery, a dentist and an Aldi Supermarket. 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 Stairwell

Hallway

Kitchen

Approx 2.36m x 2.57m

Bathroom

Approx 1.40m x 2.36m

Bedroom One

Approx 2.49m x 3.65m

Lounge/Dining Room

Approx 3.63m x 4.02m

Bedroom Two

Approx 2.51m x 2.02m



Bathroom



Bedroom One



Bedroom Two

