



Services

Mains water, electricity, and drainage.

Extras

All fitted floor coverings, blinds, an under counter fridge and a washing machine which is sold as seen.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

A

Viewing

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

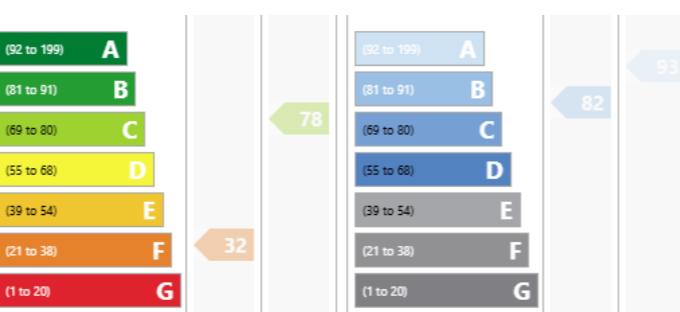
Entry

By mutual agreement.

Home Report

Home Report Valuation - £75,000

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



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.



Flat First Floor Right

I Rosebery Place

Inverness

IV2 4SP

A first floor studio flat located within walking distance of Inverness city centre. It has electric heating, double glazing and on-street parking.

OFFERS OVER £74,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

Property Overview



Studio Flat



I Reception



I Shower Room



Electric



On-Street
Permit Parking

Kitchen**Living/Bedroom area****Property Description**

Located just a few minutes' walk from excellent local amenities and Inverness City Centre, access to the property is via a communal entrance, and this first floor studio flat will suit a variety of potential purchasers including buy to let investors and landlords. The accommodation within consists of an entrance hall, a bright and spacious living room/bedroom/kitchen area, and off the entrance hall can be found the shower room. The kitchen comprises base mounted units with worktops, a stainless steel sink with mixer tap and drainer, an electric hob and included in the sale is the under counter fridge. The shower room is fitted with a three piece suite comprising a WC, a wash hand basin and a shower cubical with electric shower. The property benefits from a store cupboard located at the top of the stairs in the communal hall, located here is a washing machine (which is sold as seen), and further pleasing features include double glazed windows, electric heating, fresh décor throughout and parking is by the way of an on-street permit to the front of the property. Rosebery Place is just a short walk away from the City Centre where a comprehensive range of shops and services can be found including Eastgate Shopping Centre, a selection of restaurants, bus and train stations, post office, pharmacies and High Street shops. Primary and secondary schooling are located nearby and the property is well placed for access to the Ness Islands.

Shower Room**Communal Hall****Rooms & Dimensions****Entrance Hall****Living/Bedroom area***Approx 4.29m x 3.42m***Kitchen Area***Approx 2.05m x 1.52m***Shower Room***Approx 2.26m x 1.01m***Living/Bedroom area****Living/Bedroom area**