

# 131 Lochalsh Road

Central, Inverness, IV3 5QS

Offers Over £140,000



- Fantastic 2 bed, upper floor apartment close to city centre
- Immaculately presented with spacious accommodation
- Lounge, kitchen, 2 double bedrooms, shower room
- Excellent first time buy, or investment opportunity
- Enclosed garden, driveway for 3 vehicles and garage
- EPC Band C

Fantastic opportunity to purchase a well-presented upper floor apartment in a central location, on the west side of the river Ness. This deceptively spacious property is decorated throughout with neutral tones, and would make an ideal first time buy or investment property alike. There is a good size lounge with space for a small dining table and chairs. The modern fitted kitchen benefits from an integrated electric hob, oven, dishwasher, washing machine and fridge/freezer that are included in the sale. There are two bright double bedrooms both of which benefit from wardrobe space. Completing the accommodation is the shower room with electric shower. There is excellent storage throughout with a cupboard in the lounge, loft space and a detached garage with electric door. Gas central heating and double glazed throughout. The rear garden is fully enclosed, mostly laid to lawn, with a large decking area and detached garage with electric door and separate storage space. The drive provides off street parking for 3 vehicles. This is an ideal purchase for those looking for a fantastic investment or first home.

## Rooms

<b>Lounge</b>	(14' 6" x 12' 4") or (4.43m x 3.76m)
<b>Kitchen</b>	(10' 3" x 5' 10") or (3.12m x 1.78m)
<b>Bedroom 1</b>	(10' 8" x 11' 1") or (3.25m x 3.37m)
<b>Bedroom 2</b>	(8' 5" x 11' 1") or (2.57m x 3.37m)
<b>Shower Room</b>	(4' 6" x 6' 9") or (1.38m x 2.06m)

**Floor area**  
60m<sup>2</sup>

**Services**  
Mains gas, electricity, water and drainage. Telephone and broadband.

**Extras**  
All fitted floor coverings, fixtures and fittings, including light fittings. Window blinds in lounge and kitchen. Integrated electric hob, oven, dishwasher, washing machine and fridge/freezer.

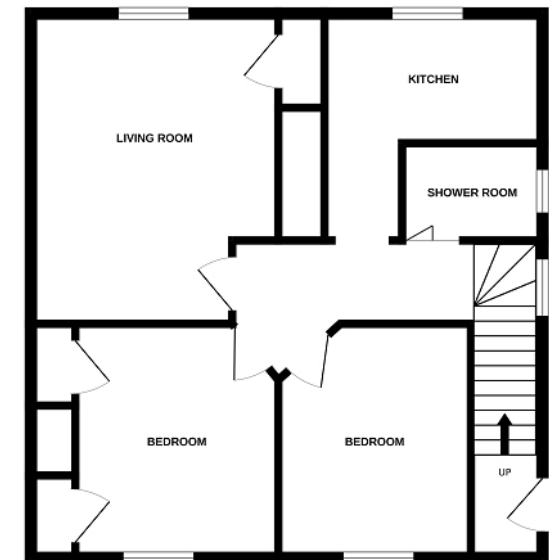
**Council Tax**  
Band A

**Entry**  
Early entry is available.

**Viewing**  
To arrange a viewing of this property please contact Katherine on 07808 292045 or 01463233218.



GROUND FLOOR



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