

38 Murray Terrace

Smithton, Inverness, IV2 7WX

Offers Over £95,000



- Freshly decorated first floor flat
- Perfect first time buy or investment property
- Modern electric heating and new carpets
- Own entrance and allocated parking
- Close to UHI campus and local amenities
- EPC Band C

Fantastic opportunity to purchase a freshly decorated one bedroom first floor property within the popular residential area of Murray Terrace. The bright lounge has space for a small dining table and chairs. The kitchen has an integrated electric hob, oven and extractor. There is space and plumbing for a washing machine and the fridge/freezer is included in the sale. The double bedroom has fitted wardrobes. Completing the accommodation is the bathroom with electric shower over bath. The property benefits from a cupboard and attic space which is partially floored and its own entrance and private off street parking. There is double glazing and modern electric heating and new carpets. The size and location, which is close to the UHI Campus, would make this an ideal purchase for first time buyers or those looking for a fantastic investment.

Disclaimer: Please note some photos have been staged by artificial intelligence staging software.

Rooms

Lounge / Diner	(9' 11" x 19' 7") or (3.02m x 5.97m)
Kitchen	(7' 7" x 8' 8") or (2.31m x 2.63m)
Bedroom 1	(9' 7" x 8' 9") or (2.92m x 2.67m)
Bathroom	(6' 0" x 5' 7") or (1.82m x 1.69m)

Floor Area

42m²

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated electric hob, oven and extractor. Fridge/freezer.

Services

Mains electricity, water and drainage. Telephone and broadband.

Maintenance Charges

There is a factor fee of approximately £21 per month for the maintenance of the communal grounds.

Council Tax

Band B

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Katherine on 07808292045 or the office on 01463 233218.

GROUND FLOOR

