

70b Lochalsh Road

Inverness, IV3 8HW

Offers Over £95,000



- Spacious one bedroom ground floor flat
- Lounge, kitchen, bedroom and bathroom
- Excellent first time buy or investment property
- Private car park with allocated space
- Fully compliant to current letting legislation
- EPC Band C

Fantastic opportunity to purchase a spacious one bedroom ground floor flat in a central location, on the west side of the river Ness. Having previously been a rental property this would make an ideal investment or will appeal to first time buyers. There is a good size lounge with space for a small dining table and chairs. The fitted kitchen benefits from an integrated electric hob, oven and extractor, washing machine, fridge and chest freezer that are included in the sale. There is a double bedroom with fitted mirrored wardrobe. Completing the accommodation is the bathroom with electric shower. There is a storage cupboard to the hall and lounge. Electric heating and double glazed throughout. Car park to the rear with allocated parking space. This is an ideal purchase for those looking for a fantastic investment or first home.

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

Rooms

Kitchen	(9' 9" x 5' 10") or (2.96m x 1.78m)
Lounge	(11' 1" x 16' 3") or (3.37m x 4.95m)
Bedroom 1	(8' 8" x 11' 4") or (2.64m x 3.46m)
Bathroom	(6' 7" x 5' 9") or (2.00m x 1.75m)

Floor Area
40m²

Services
Mains electricity, water and drainage.

Extras
All fitted floor coverings, fixtures and fittings, including light fittings. Window blinds and curtains. Integrated electric hob, oven, extractor, washing machine, fridge and chest freezer.

Council Tax
Band B

Entry
Early entry is available.

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

