

28r Diriebught Road, Inverness

IV2 3QY

Offers Over £130,000





- Spacious two bedroom ground floor flat
- Close to city centre and transport links
- Fantastic first time buy, or investment property
- Lounge, kitchen, 2 double bedrooms and bathroom
- Benefits from own entrance, ample off street parking
- EPC band C

This welcoming ground floor flat benefits from generous accommodation with neutral decor throughout. Ideally located, just a short distance from the city centre this property is perfect for first-time buyers, investors, or those seeking a holiday let.

There is a spacious lounge which has space for a small table and chairs. The fitted kitchen has ample units and work surface, and comes with integrated electric hob, oven, extractor with space available for a separate fridge/freezer and washing machine. The property offers two generously sized double bedrooms, one with a fitted wardrobe. Completing the accommodation is a family bathroom with shower over the bath. A hall cupboard provides additional storage. There is electric storage heating and double glazing throughout. Off street parking outside the property is available with plenty visitor spaces. The size and location would make this an ideal purchase for first time buyers or those looking for a fantastic investment opportunity in a prime location close to the city centre.

## Rooms

|                  |                                      |
|------------------|--------------------------------------|
| <b>Lounge</b>    | (15' 2" x 11' 4") or (4.62m x 3.46m) |
| <b>Kitchen</b>   | (11' 1" x 9' 9") or (3.39m x 2.97m)  |
| <b>Bedroom 1</b> | (11' 1" x 9' 11") or (3.37m x 3.01m) |
| <b>Bedroom 2</b> | (13' 11" x 9' 5") or (4.23m x 2.86m) |
| <b>Bathroom</b>  | (6' 11" x 6' 10") or (2.12m x 2.08m) |

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds. Integrated appliances including electric hob, oven, extractor.

## Services

Electricity, water, drainage telephone and broadband

## Tenure

Freehold

## Council tax

Band C

## Floor Area

58m<sup>2</sup>

## Viewing

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

