

# 17 Abbotsford Terrace, Inverness

IV3 5PU

Offers Over £110,000





- Immaculate top floor flat in central location
- Freshly decorated and has new flooring throughout
- Open plan lounge/kitchen, bedroom and shower room
- Walking distance to Inverness City Centre
- Perfect first time buy, investment or holiday let
- EPC Band D

Fantastic opportunity to purchase a top floor flat in a fantastic location, close to the city centre, the River Ness and many local amenities. The property is in walk-in condition, having been freshly decorated and new flooring throughout and would be an excellent first time buy, investment or holiday let.

There is a spacious open plan lounge/kitchen which has lots of natural light and open to the modern kitchen area with electric cooker, extractor, fridge freezer and washing machine which are included in the sale. There is a bright and airy double bedroom and a shower room completes the accommodation. Two useful cupboards from the hallway and external store and attic. On-street permit parking.

## Rooms

**Lounge/Kitchen** (11' 10" x 17' 5") or (3.61m x 5.32m)

**Bedroom** (9' 7" x 12' 10") or (2.91m x 3.92m)

**Bathroom** (3' 8" x 6' 8") or (1.11m x 2.04m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings and window blinds. Electric cooker and extractor. Fridge freezer and washing machine included in the sale.

## Services

Mains electricity, water and drainage.

## Floor Area

40m<sup>2</sup>

## Council tax

Band A

## Viewing

To arrange a viewing of this property please contact Louise on 07732 836965 or 01463 213288

