

9 Argyle Street

Crown, Inverness, IV2 3BA

Offers Over £175,000





Overview

- Spacious two bedroom detached cottage
- In need of renovation and upgrading
- Lounge, kitchen, sunroom, two bedrooms and bathroom
- Private enclosed rear garden with shed
- Sought after Crown area, close to city centre and local amenities
- EPC TBC



Description

This spacious two-bedroom detached cottage is ideally located in the heart of Crown, just minutes from the city centre. Offering great potential for renovation and upgrading, it's perfectly suited for a family home, retirement retreat, or savvy investment. The lounge at the front of the property is airy and well-lit. The kitchen provides ample room for base and wall units and is plumbed for a washing machine, with space for an electric cooker, undercounter fridge, and freezer. The sunroom is a bright space with patio doors leading to the enclosed rear garden. There are two generous double bedrooms, each with built-in wardrobes. A family bathroom completes the accommodation. . There are additional storage cupboards located in the hallway. Single glazing, with the exception of the patio doors which are double glazed and electric heating throughout. To the front of the property there is a small enclosed area and on-street permit parking is available. This property would make an ideal purchase for those looking for a great project or investment in a sought after location.

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



Room Dimensions

Lounge (14' 7" x 11' 5") or (4.44m x 3.49m)

Kitchen (8' 10" x 10' 2") or (2.68m x 3.11m)

Bedroom 1 (11' 5" x 13' 9") or (3.47m x 4.19m)

Bedroom 2 (11' 3" x 13' 9") or (3.44m x 4.19m)

Bathroom (11' 3" x 15' 11") or (3.44m x 4.85m)





Services

Mains electricity, mains water, mains drainage

Extras

Electric cooker, fridge and washing machine.

Council Tax

Band D

Tenure

Freehold

Floor Area

63m²

Entry

By mutual agreement.

Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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