

# 55 Balnafettack Crescent

Inverness, IV3 8TG

Offers Over £115,000





- Spacious one bedroom ground floor flat with private entrance
- Sought after Scorguie area of Inverness
- Lounge, kitchen, double bedroom and bathroom
- Garden with outside store, Whirlygig and off street allocated parking
- Ideal for first time buyers and investors alike
- EPC band E

Fantastic opportunity to purchase a ground floor flat in the sought after Scorguie area of Inverness. Boasting bright and spacious accommodation throughout, this property is ideal for first time buyers and investors alike. The property opens to the hall leading to the spacious lounge enjoying a large degree of natural light due to the large window with views stretching over the Moray Firth and Black Isle. The modern and stylish kitchen has space for bistro set and is fitted with integrated dishwasher, electric hob, integrated oven, extractor and free standing fridge/freezer and washing machine. The double bedroom has integrated wardrobes with mirror sliding doors and the bathroom completes the accommodation. Ample storage can be found throughout the property with 2 hall cupboards, lounge cupboard and a built in outside store. There is double glazing and electric heating throughout. Outside the garden is laid to lawn and gravel with an allocated parking. Overall this property would suit a range of buyers including first time buyers, investors or those looking to downsize.

## Rooms

<b>Lounge</b>	(13' 4" x 11' 7") or (4.06m x 3.54m)
<b>Kitchen</b>	(8' 5" x 8' 10") or (2.57m x 2.69m)
<b>Bedroom 1</b>	(7' 11" x 12' 9") or (2.42m x 3.89m)
<b>Bathroom</b>	(5' 8" x 6' 4") or (1.72m x 1.92m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, extractor and dishwasher. Free standing fridge/freezer, washing machine and Whirlygig.

## Services

Electricity, water and drainage. Telephone and broadband.

## Council tax

Band B

## Tenure

Freehold

## Floor Area

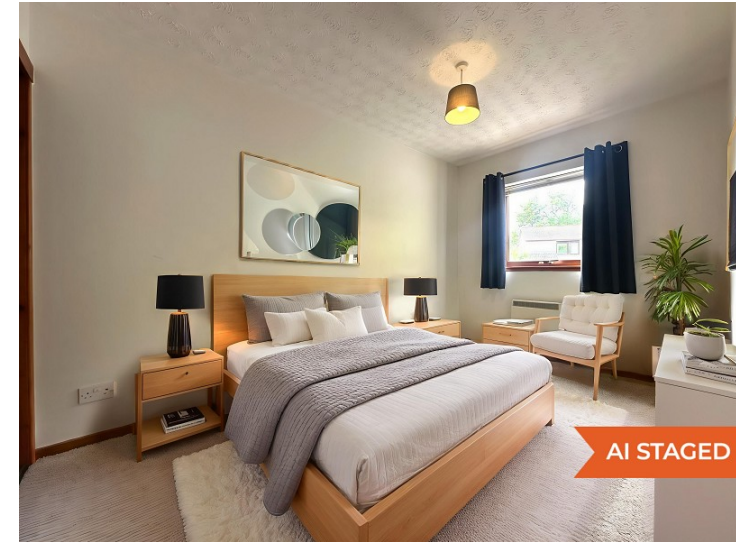
Band B

## Entry

By mutual agreement.

## Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.



AI STAGED



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