

21a Attadale Road, Inverness

IV3 5QH

Offers Over £180,000





- Spacious 2 bedroom first floor maisonette flat
- Ideally located for city centre amenities
- Lounge/diner, kitchen, 2 double bedrooms, bathroom
- Fantastic investment opportunity or first time buy
- Communal gardens to rear and off street parking
- EPC Band E

Excellent opportunity to purchase a first floor maisonette flat located a short distance from the River Ness and Inverness City Centre. This spacious property is well presented, and will appeal to first time buyers, or would make a great investment in a central location. The accommodation, which is set over two floors, includes a bright lounge/diner with dual aspect windows, and a wood burning stove. There is ample space for a dining table and 6 chairs. The kitchen is modern, and has a good selection of base and wall units, an induction hob, electric oven and extractor, slimline dishwasher, fridge freezer and washing machine which can be included in the sale. Double bedroom with double wardrobe storage. The bathroom has an electric shower over the bath. The upstairs double bedroom completes the accommodation. There is gas central heating and double glazing throughout. Outside there are well maintained communal gardens with a shared garden shed and off-street residents parking. This property would make an ideal first purchase for those looking for a great investment in a central location.

## Rooms

<b>Lounge</b>	(13' 9" x 19' 0") or (4.19m x 5.79m)
<b>Kitchen</b>	(12' 9" x 8' 4") or (3.88m x 2.53m)
<b>Bedroom 1</b>	(9' 6" x 12' 9") or (2.89m x 3.89m)
<b>Bedroom 2</b>	(7' 9" x 10' 1") or (2.35m x 3.08m)
<b>Bathroom</b>	(5' 10" x 8' 1") or (1.77m x 2.47m)

## Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtains, curtain poles and window blinds. Integrated electric hob, electric oven and extractor. Fridge/freezer, slimline dishwasher and washing machine can be included. Shared Shed.

## Services

Mains gas, electricity, water and drainage.

## Floor Area

71m<sup>2</sup>

## Tenure

Freehold

## Council tax

Band C

## Viewing

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



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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