

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings and blinds. Washer/dryer, fridge-freezer and slimline dishwasher. Some items of furniture may be available under separate negotiation.

Heating

Gas radiator central heating.

Glazing

Double glazing

Council Tax Band

C

Factoring Fees

Approximately £200 per quarter. This includes buildings insurance, cleaning of the stairways, minor repairs and external decoration.

Viewing

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £160,000

A full Home Report is available via Munro & Noble - property@munronoble.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B			(81-91) B	83	83
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	80	80	EU Directive 2002/91/EC	83	83
England & Wales			England & Wales		

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**25 Riverview,
Portland Place,
Inverness IV1 1NE**

A modern top floor two bedroom apartment which has a Juliette balcony, views over the River Ness and off-street parking.

OFFERS OVER £155,000
hspc HSPC Ref 58590

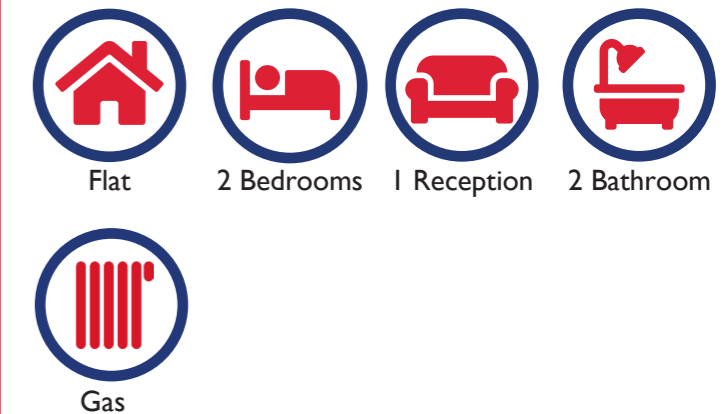
The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Conveniently located within walking distance of the city centre, this immaculate top floor two bedroom apartment lies within easy reach of the local amenities and has views over the River Ness. The property will suit a variety of potential purchasers including buy-to-let investors, young professionals or those looking for a property with great holiday let potential. The well-proportioned accommodation is accessed via a secured entrance and comprises an entrance vestibule, an entrance hall, two double bedrooms, both of which have fitted storage facilities, while the master bedroom boasts an en-suite shower room, a sizeable bathroom which comprises a WC, a sink and a bath with mains shower over, and a spacious bright and airy lounge which has French doors that open onto a Juliette balcony, ideally positioned to enjoy the sunshine and views over the city. Completing the accommodation is a modern kitchen/diner which provides space for informal dining, has wall and base mounted units, complimentary tiling and a stainless sink with drainer and mixer taps. Included in the sale price is an integrated gas hob and electric oven with extractor hood over, a slimline dishwasher, a fridge-freezer, and a washer/dryer. Further pleasing features include a designated parking space, gas central heating, double glazing and ample storage provisions. Early viewing is highly recommended to fully appreciate the accommodation on offer. Portland Place is well placed for access to the Ness Islands, Inverness Leisure and Aquadome and Eden Court Theatre & Cinema. Inverness City Centre has a wide range of amenities including Eastgate Shopping Centre, High Street shops, hotels, bars, cafés, restaurants, supermarkets, a Post Office and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.



Rooms & Dimensions

Entrance Vestibule Approx.	1.47m x 1.30m
Entrance Hall	
Lounge Approx.	3.56m x 3.27m
Kitchen/Diner Approx.	3.54m x 2.61m
Bedroom One Approx.	3.94m x 2.64m
En-Suite Shower Room Approx.	2.33m x 1.45m
Bedroom Two Approx.	3.15m x 3.10m
Bathroom Approx.	2.08m x 1.94m

