



16 Bell Tower, Huntly Street, INVERNESS, IV3 5QU

Offers Over £205,000

REF: 60703







## *description*

This executive, spacious, two bedroom apartment is located on the banks of the River Ness, in the heart of the City Centre of Inverness. Located on the first floor and in immaculate condition throughout, the property benefits from an attractive open plan layout, gas fired central heating and its own private entrance. With ample storage and well-proportioned rooms, this property represents an ideal home for the first-time buyer or young professionals but equally has excellent letting potential given its convenient location.

Viewing is highly recommended to fully appreciate this very well-presented property and highly desirable location.

The accommodation consists of: an entrance vestibule with cloak cupboard; hallway with a feature of decorative glass blocks allowing light to transfer through from the living area; a generous open plan kitchen/dining/lounge area – the kitchen benefits from a unique curved floor level window and has a good selection of base and wall mounted units, complementary worktops, tiling to splashback, integrated fridge freezer, washing machine and dishwasher, island with electric oven, gas hob, extractor fan over and seating for informal dining; dining area with ample room for dining and entertaining; lounge area with floor to ceiling window allowing the room to flood with natural light and views on to the outside balcony area; inner hall with two large storage cupboards, one housing the boiler; spacious master bedroom with floor to ceiling window, fitted wardrobe and en-suite facilities comprising a WC, wash hand basin and mains fed shower enclosure; further double bedroom with fitted wardrobe and family bathroom comprising a wash hand basin, WC and bath with mains shower over.

The property is accessed via an external spiral staircase and benefits from a decked balcony area which overlooks the communal garden area. Residents parking is available close by.

A range of facilities are nearby which include a general store, takeaway establishments, pharmacy and hair salon. Also close by is Eden Court Theatre and the charming Ness Islands. Inverness City Centre is a pleasant walk away over the River Ness and offers extensive shopping, leisure and entertainment facilities. Primary education is provided at Central Primary School and Secondary education is provided at Inverness High School, both which are within walking distance.



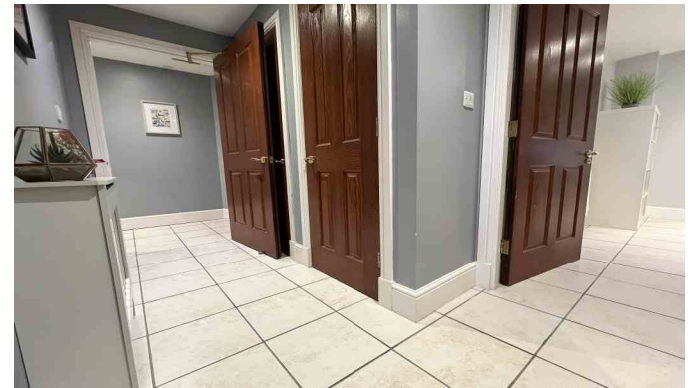
**Entrance Hall** 4.27m x 1.10m (14'0 x 3'6)  
**Kitchen/Dining** 6.22m x 4.07m (20'5 x 13'3)  
**Lounge** 5.23m x 2.90m (17'2 x 9'6)  
**Master Bedroom** 4.31m x 2.93m (14'2 x 9'6)



**En-suite** 2.05m x 1.63m (6'9 x 5'3)  
**Bedroom 2** 2.98m x 2.76m (9'9 x 9'0)  
**Bathroom** 4.05m x 1.95m (13'3 x 6'5)













## General

All floor coverings, light fittings, some curtains, blinds and integrated kitchen appliances are included in the asking price. Some items of furniture can be made available by separate negotiation.

## Services

Mains gas, electric, water and drainage.

## Council Tax

Council Tax Band D

## EPC Rating

B

## Post Code

IV3 5QU

## Entry

By mutual agreement

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

AMM/EB/FADY29/3

## Price

Offers Over £205,000

## Directions

From Inverness Town House, continue along Bridge Street, across the River Ness onto Young Street. Take your first available right onto King Street and then turn right on to Greig Street. Turn right on to Huntly Street and the property is on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.





