



9D Gordonville Road, INVERNESS, IV2 4TE

Offers Over £130,000

REF: 60738







Located just a stone's throw away from the River Ness, this bright, two bedroom, first floor apartment is located in the highly popular Haugh area of Inverness. In good condition throughout, the property benefits from its own private entrance, double glazing and an allocated parking space.

Viewing is highly recommended to fully appreciate this well-proportioned apartment which represents an ideal purchase for a first-time buyer, young professionals, or buy-to-let investor given its City Centre location.

The accommodation consists of: an entrance hall with storage cupboard and stairs leading to the upper floor; an upper landing with storage cupboard housing the hot water tank and access to the partially floored attic with light and drop down ladder; spacious lounge with large store cupboard and ample room for dining; kitchen with a good selection of base and wall mounted units, complementary worktops, washing machine, fridge freezer, electric cooker and space for tumble dryer; double aspect master bedroom with fitted double wardrobe; further double bedroom with fitted double wardrobe; shower room comprising a free standing shower enclosure and vanity unit with wash hand basin and WC.

The property benefits from a communal garden/drying area to the rear. There is an allocated parking space to the front of the property along with an additional parking space for visitors.

The property is located close to many local amenities including Eden Court Theatre, Inverness Leisure and the River Ness with its charming island walks. There is a general store nearby which caters adequately for daily requirements, as well as a selection of bars, restaurants and retails shops. Primary education is provided at Crown Primary and secondary education is provided at Millburn Academy.

Inverness offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

**Upper Landing**      **2.67m x 1.06m (8'9 x 3'6)**  
**Kitchen**            **2.83m x 2.45m (9'3 x 8'0)**  
**Living Room**      **4.46m x 3.43m (14'8 x 11'3)**

**Master Bedroom**      **3.52m x 2.75m (11'6 x 9'0)**  
**Bedroom 2**            **3.03m x 2.75m (9'11 x 9'0)**  
**Shower Room**        **1.93m x 1.90m (6'3 x 6'3)**





**General**

All floor coverings, light fittings, blinds, fridge freezer, washing machine and cooker are included in the asking price.

**Services**

Mains electricity, water and drainage.

**Council Tax**

Council Tax Band C

**EPC Rating**

D

**Post Code**

IV2 4TE

**Entry**

By mutual agreement.

**Viewing**

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

**Reference**

TS/EB/TOGL0001/2

**Price**

Offers Over £130,000

**Directions**

From Inverness City, take Castle Street. At the second set of traffic lights turn right and follow the road down onto Haugh Road. Continue along the road and take the entrance on your left onto Gordonville Road before you reach Bellfield Park. Continue along this road and the property is on your left-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.

