



This one bedroom, ground floor apartment offers bright, accommodation in the highly desirable Crown area of the City. In good condition throughout, the apartment is close to excellent facilities and is within easy walking distance of the City Centre. The apartment benefits from double glazing, electric heating and a good sized communal garden area to the rear.



33a Ardconnel Street, INVERNESS, IV2 3HA

Offers Over £88,000



REF: 60808

## 33a Ardconnel Street, INVERNESS, IV2 3HA

This property represents an ideal purchase for a first time buyer or someone looking for a town "bolt hole" but also offers excellent letting/holiday potential given its convenient location.

Viewing is highly recommended to fully appreciate this charming, compact apartment.

The accommodation is reached via a communal entrance and comprises; a lounge/kitchen area with room for a small dining table, kitchen units, washing machine, fridge, electric hob and wall mounted television bracket; double bedroom with fitted storage and shower room comprising a WC, wash hand basin, heated ladder style towel rail and electric powered shower.

To the front of the property is a small gravelled area, while to the rear of the property is a good sized communal garden, mainly laid to grass with washing green. This area is used by the residents for recreational purposes, BBQ's etc. The apartment also comes with two garden sheds to the rear. There is permit parking to the front of the property with additional parking available close by for visitors.

The Crown area of the City is ideally positioned to take full advantage of the excellent facilities on offer nearby which include bakers, news agents, chemist, hairdressers, beauticians, cafe, delicatessens and a good selection of hotels and bars. Also close by is Inverness golf course, Raigmore Hospital, Beechwood Business Park, Inshes Retail Park and the Highlands and Islands University Campus. A short walk takes you to the City Centre which offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

### **Kitchen/Lounge**

**3.64m x 2.82m (11'11 x 9'3)**

### **Bedroom**

**3.80m x 1.57m (12'6 x 5'2)**

### **Shower Room**

**2.61m x 1.20m (8'6 x 3'11)**



### **General**

General all floor coverings, light fittings, blinds, fridge and washing machine are included in the asking price.

### **Services**

Mains water, drainage and electric.

### **Council Tax**

Council Tax Band A

### **EPC Rating**

D

### **Post Code**

IV2 3HA

### **Entry**

By mutual agreement

### **Viewing**

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

### **Reference**

AMM/JD/SINC0030/8

### **Price**

Offers Over £88,000

### **Directions**

From the City centre go up Eastgate, take the second exit off the roundabout onto Crown Circus, then onto Midmills Road. Follow this road along onto Charles Street, turn right onto Ardconnel Street and the apartment is towards the end of the street on the 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.

