



57c King Street, INVERNESS, IV3 5DG

Offers Over £130,000

REF: 61109





This bright, spacious, two-bedroom apartment is close to an excellent range of local facilities and within easy walking distance of Inverness City Centre.

This second-floor apartment is in good condition throughout and benefits from electric heating, a security entry system, and a rear garden.

Viewing is highly recommended to fully appreciate this well-proportioned apartment, which represents an ideal purchase for a first-time buyer, young professional, or buy-to-let investor, as the property meets all the current letting regulations and is conveniently close to the City Centre.

The property is reached via a communal stairway. The accommodation consists of a hallway with a security entry telephone. In the hallway are three ample storage cupboards. The lounge has a bay window overlooking the front of the property. A well-appointed kitchen has a selection of base and wall-mounted units, a free-standing electric cooker, a washing machine, a fridge freezer, and room for dining. There are two double bedrooms, both with large fitted wardrobes, and the bathroom has a three-piece suite in white with a heated towel rail and an electric shower over the bath.

The property benefits from a fully enclosed communal garden area to the rear, mainly grass with some mature shrubs and bushes. There is ample private parking at the front of the apartment block for residents and visitors. The property is within easy walking distance of excellent facilities, including supermarkets, takeaways, a chemist, a hair salon and a bar/restaurant.

Inverness City Centre, a short [5-10 min] walk across the River Ness, offers extensive shopping, leisure and entertainment facilities and excellent road, rail and air links to the South and beyond.

Hall **6.80m x 1.07m (22'3 x 3'6)**
Kitchen **4.01m x 2.51m (13'2 x 8'3)**
Lounge **4.74m x 4.08m (15'6 x 13'5)**

Bedroom 1 **4.00m x 3.70m (13'0 x 12'2)**
Bedroom 2 **3.53m x 2.64m (11'6 x 8'8)**
Bathroom **2.62m x 1.92m (8'6 x 6'3)**



General

All floor coverings, light fittings, curtains, blinds, cooker, washing machine and fridge freezer are included in the asking price. Most other items of furniture can be made available by separate negotiation. The factoring fee is £35.12 per month.

Services

Mains water, drainage and electric.

Council Tax

Council Tax Band C

EPC Rating

C

Post Code

IV3 5DG

Entry

By mutual agreement.

Viewing

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

Reference

AG/JD/BOUL0001/1

Price

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Directions

From Inverness Town House, continue along Bridge Street across the River Ness onto Young Street. At the traffic lights turn right onto Kenneth Street. Take your first available right onto King Street. Continue along and the property is located in the rear block further along 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.

