



Services

Mains electricity, water, and drainage.

Extras

All carpets, fitted floor coverings and blinds. Washing machine, fridge freezer and dishwasher. Some items of furniture may be available under separate negotiation.

Heating

Gas central heating.

Glazing

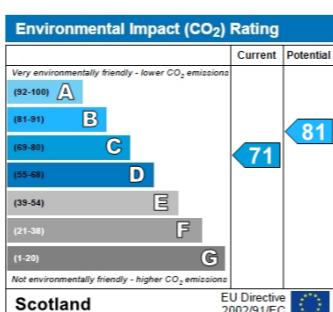
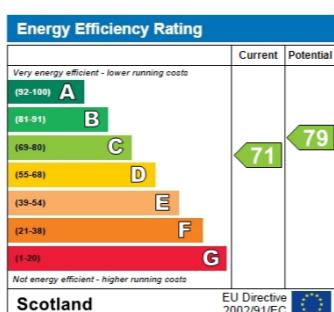
Double glazed windows throughout.

Council Tax Band

B

Viewing

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



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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rescile on the grounds of an alleged mis-statement herein or in any advertisement.



3 Portland Place

Inverness

IV1 1NE

An immaculate two bedroom top floor apartment that is fully double glazed and has gas central heating.



OFFERS OVER £138,000

HSPC Reference: 58478

📍 The Property Shop, 47 Church Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

Property Overview



Flat



2 Bedrooms



1 Reception



2 Bathrooms



Gas

Lounge**Bedroom One**

Property Description

This charming top floor apartment is ideally located within walking distance to the city centre and has views towards the River Ness. In walk-in condition throughout, it will suit a variety of potential purchasers including first time buyers, landlords or those looking for a property with great holiday let potential. The accommodation within (that is accessed via a communal entrance shared with only one other property) has a private stairway which rises to the top floor and comprises a hallway, which has fitted storage facilities, a sizeable lounge with a feature gas fire and two bedrooms, one of which boasts a balcony and both benefiting from a modern en-suite shower room and bathroom. Completing the accommodation is a generous sized kitchen/diner which provides space for informal dining, has wall and base mounted units, complimentary wet-walling, and a Juliette balcony. Included in the sale price is an integrated gas hob and electric oven with extractor hood over, a fridge-freezer, a dishwasher and washing machine. Benefiting from gas central heating, double glazing and ample storage provisions, early viewing is highly recommended. 3 Portland Place is located in the City Centre and 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 Hall
Lounge
Approx 3.85m x 3.23m
Kitchen/Diner
Approx 3.32m x 4.18m
Bedroom One
Approx 3.65m x 3.00m (AWP*)
En-Suite Shower Room
Approx 1.95m x 2.06m
Bedroom Two
Approx 2.36m x 2.59 (AWP)
En-Suite Bathroom
Approx 1.65m x 1.83m
*(At Widest Points)

Kitchen/Diner**Kitchen/Diner****Bedroom Two****En-Suite Bathroom**