

# 11 May Court, Inverness

IV3 5BT

**Fixed Price £85,000 - (£3,000 below valuation)**



- Spacious one bedroom flat in city centre location
- Freshly decorated throughout
- Ideally located for city centre, shops and transport
- Great first time buy or investment property
- Location would also suit holiday let
- EPC band B

This spacious one bedroom first floor flat is ideal for first time buyers or those looking to add to their rental portfolio. In a central city location, this property is minutes walk from the high street and all the conveniences of city centre living. The property is immaculate and has been freshly painted throughout.

There is a good size lounge with plenty of natural light. The large kitchen diner has ample space to accommodate a table and 4 chairs and has a useful larder cupboard. The kitchen benefits from a gas hob, electric oven and extractor. The fridge/freezer and washing machine are also included in the sale. The double bedroom has plenty of space for free standing furniture and the modern shower room completes the accommodation. There is a hall cupboard for linen storage. The property is fully doubled glazed, has its own entrance and benefits from gas central heating.

There is on street permit parking available to the side of the property. Its city centre location will also attract those looking to get their first step on the ladder or those looking for a holiday let.

## Rooms

<b>Lounge</b>	(12' 2" x 13' 3") or (3.70m x 4.05m)
<b>Kitchen</b>	(14' 9" x 9' 6") or (4.49m x 2.89m)
<b>Bedroom 1</b>	(9' 7" x 13' 4") or (2.91m x 4.06m)
<b>Shower Room</b>	(6' 11" x 3' 3") or (2.11m x 1.00m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob, oven and extractor. Fridge/freezer and washing machine.

## Services

Mains gas, electricity, water and drainage.

## Entry

Immediate entry available.

## Council tax

Band B

## Viewing

To arrange a viewing of this property please contact Karine on 01463 233218 or 07919176787.

