

12 Warrand Road, Bught, Inverness. IV3 5SH

Offers Over £90,000



- Spacious 2 bed ground floor flat
- Ideally located for the city centre, theatre and sporting facilities
- Fantastic first time buy or investment opportunity
- 2 double bedrooms, lounge, kitchen & bathroom
- Gardens, electric heating, double glazing, parking
- EPC band D

Deceptively spacious 2 bedroom ground floor flat in a quiet residential area on the west side of the River Ness. The property would make an ideal, affordable first home or as an investment opportunity for Landlords to add to their letting portfolio. The bright lounge has a window to the front elevation, open fire and ample space for informal dining. The fitted kitchen has plenty of cupboards and work surface space with fitted cooker hood and free standing appliances, which are all included in sale. Both bedrooms are double size and have fitted wardrobes and bedroom 1 has an airing cupboard. The bathroom has an electric shower over the bath. There is electric heating and double glazing throughout the property. Two large lockable cupboards for extra storage are located in the communal hallway. The communal gardens are to the front side and rear of the property, with drying areas and space to relax and there is parking by the roadside. This property is in a very quiet location, close to city amenities and would make an ideal first home, retirement or rental property.

Rooms

Lounge	(12' 0" x 15' 11") or (3.67m x 4.86m)
Kitchen	(7' 5" x 9' 11") or (2.27m x 3.02m)
Bedroom 1	(10' 5" x 12' 3") or (3.17m x 3.74m)
Bedroom 2	(7' 0" x 10' 6") or (2.13m x 3.20m)
Bathroom	(5' 1" x 6' 10") or (1.55m x 2.08m)

Extras

All fitted floor coverings, fixtures and fittings including all light fittings, window blinds, curtains and curtain poles. Electric cooker, cooker hood, fridge, freezer and washing machine.

Services

Mains electricity, water and drainage. Telephone

Entry

Immediate entry is available

Council tax

Band B

Viewing

To view this property please contact Emma Maclaren on 07850407884 or 01463 233218.



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk www.tailormademoves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.