

# 9 Wells Street, City Centre

Inverness IV3 5JT

Offers Over £125,000



- Spacious 2 bedroom maisonette flat
- Enjoying a prime, central location
- Fantastic first time buy or investment opportunity
- Lounge, kitchen/diner, 2 bedrooms and shower room
- Enclosed rear garden, on-street parking
- EPC Band D

Fantastic opportunity to purchase a spacious 2 bedroom property close to the River Ness. This ground floor maisonette flat is located a short distance from the town centre with an enclosed rear garden which will appeal to first time buyers and investors alike. The lounge is a good size and has a window overlooking the street allowing natural light to fill the room. The kitchen has fitted units and can easily accommodate a small table and chairs and there is space for an electric cooker, fridge/freezer and washing machine. Upstairs there are two good sized double bedrooms, with the main offering fitted storage. The shower room is a good size and completes the accommodation. There is double glazing and electric heating throughout. There is an enclosed garden to the rear with a shed and there is on-street parking. Overall, this is an ideal opportunity for those looking for an affordable property in a prime residential location.

## Rooms

<b>Lounge</b>	(15' 4" x 12' 6") or (4.68m x 3.80m)
<b>Kitchen</b>	(8' 0" x 12' 0") or (2.44m x 3.65m)
<b>Bedroom 1</b>	(17' 9" x 10' 1") or (5.40m x 3.07m)
<b>Bedroom 2</b>	(8' 9" x 9' 3") or (2.66m x 2.83m)
<b>Shower Room</b>	(5' 0" x 7' 1") or (1.52m x 2.15m)

## Services

Mains electricity, water and drainage. Telephone

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and curtains. Electric cooker and extractor. Garden shed.

## Council tax

Band B

## Entry

To be mutually agreed.

## Viewing

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



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