



**Harper  
Macleod LLP**

**1E Reay Street, Inverness IV2 3AJ  
Offers Over £104,000**





This bright spacious second floor flat is located in the highly sought after area of Crown and is within easy walking distance of the city centre. An excellent first time buyer or buy-to-let opportunity.

The property is well laid out to provide comfortable living and is in good decorative order throughout. All floor coverings, light fittings, blinds, gas hob, electric oven and Samsung fridge/freezer are included in the sale. Viewing is highly recommended.

Inverness benefits from excellent transport links by road, rail and air with Inverness Airport providing national and international flights.

**Accommodation:-**

**Communal entrance hallway:-**

Staircase leading to the second floor landing. Hatch to roof space.

**Entrance hallway:**

Doors leading to the lounge, kitchen, two bedrooms and bathroom. Feature window. Smoke alarm. Spotlights. Storage cupboard. Cupboard housing electric meter. Telephone point. Laminate flooring.

**Lounge**

3.75m x 4.22m  
(12'3" x 13'10")

Large bright lounge with double window to the front. Stone fireplace with real flame gas fire. Recessed alcove. TV point. Telephone point. Carbon monoxide detector. Laminate flooring.



**Bathroom**

1.47m x 2.57m  
(4'10" x 8'5")

Window to side with shelf. White WC, wash hand basin and bath with shower above. Shower screen. Mirror. Glass shelf. Spotlights. Extractor. Electric towel rail. Tiled floor.

**Kitchen**

2.19m x 2.91m  
(7'2" x 9'6")

Window to rear. Wall and base units with complimentary tiling and worktops. Stainless steel sink. Gas hob and extractor hood. Electric oven. Washing machine. Samsung fridge/freezer. Spotlights. Tiled floor.





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**Bedroom 1** 3.03m x 3.21m (9'11" x 10'6")  
Window to front. Recessed storage cupboard. Electric heater. Carpet.

**Bedroom 2** 4.10m x 3.15m (13'5" x 10'4")  
Window to rear. Two double wardrobes with Louvre doors, hanging rail and shelves. Recessed cupboard housing water heater. Electric heater. Carpet.

**OUTSIDE**

The property benefits from a shared drying green with the other proprietors in the Tenement and the Tenement 32 and 34 Hill Street, Inverness.  
Permit parking to the front of the property (£20 per annum).

**EXTRAS**

All fitted floor coverings, blinds, electric cooker, hob and extractor are included in the sale.

**SERVICES**

Mains gas, electricity, water and drainage.

**ENTRY**

By mutual arrangement.

**COUNCIL TAX:**

Band B

**EPC RATING:**

Band F

**VIEWING**

For more information and an appointment to view telephone Harper Macleod LLP on 01463 795006 or 07843 277 174 outwith office hours.

**The Property Misdescriptions Act 1991**

The above particulars, although believed to be correct, are not guaranteed and any measurements stated therein are approximate only.

The plans on these particulars are for demonstration purposes only and the exact extent of land included in any sale will be subject to final approval by the sellers.

The mention of any appliances and/or services does not imply that they are in full and efficient working order.



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