



**SouthForrest**  
Solicitors and Estate Agents



5 Abbotsford Terrace, Greig Street, Inverness, IV3 5PU

- Entrance Hall
- Lounge
- Bedroom
- Kitchen
- Shower Room
- Electric Storage Heating
- Double Glazing
- Communal Drying Area
- Close to City Centre

Offers Over £70,000

This one bedroom first floor apartment enjoys a superb central position on the edge of the city centre. The property benefits from double glazing and partial electric storage heating. The entrance hall gives access to the shower room, kitchen, bedroom and the lounge. The lounge is of good proportion with large front facing window. The kitchen is also front facing with fridge, cooker and washing machine included in the sale price. A cupboard in the hall houses the electric meter and water heater. The good sized bedroom faces the rear and completing the accommodation is the shower room. The communal courtyard has a drying area and there is permit parking for residents and visitors. This property would be ideal for first time buyers or buy-to-let.

The property is accessed via Greig Street through a secured key entry system. Local amenities in Greig Street include a chemist, local shop for everyday essentials, takeaways, hairdressers. A Tesco supermarket is located close by and a regular bus service is routed into the city centre and Inshes Retail Park from nearby Tomnahurich Street. Local Primary and Secondary schools are located close by.

Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living.

### ACCOMMODATION

Entrance to the apartment is through communal entrance door with communal landing and staircase leading to the first floor. (No. 5 is to the right hand side of the staircase).

### Entrance hall

Entrance hall with doors off to shower room, bedroom, kitchen and lounge. Electric storage heaters. Smoke alarm. Cupboard housing electric meter, fuse box and electric water heater. Coat hooks.

### Lounge

**4.22m x 3.33m (13'10" x 10'11")**

Well-proportioned room with front facing windows. Fireplace with electric heater. Alcove with shelves. Storage heater.



### Bedroom

**4.12m x 3.24m (13'6" x 10'8")**

Window facing rear elevation.



### Shower room

**2.11m x 1.55m (6'11" x 5'1")**

Fitted WC and wash hand basin. Shower enclosed by curtain. Wall heater. Cabinet. Mirror. Shelf.



### Kitchen

**3.01m x 1.99m (9'11" x 6'6")**

Window facing front. Fitted wall and base units. Stainless steel sink and

drainer. Ample worktop space. Free standing electric cooker, washing machine and fridge. Part tiled.



### Council Tax

The current council tax banding is band B. Please be aware that this may be subject to change upon sale.

### Extras

All fitted floor coverings, light fittings, curtains, cooker, fridge and washing machine are included in the asking price.

### Services

Mains electricity and water. Drainage is to the public sewer.

### Entry

Entry is by mutual arrangement.

### Energy Performance Certificate

Band C

### Viewing

By appointment through South Forrest Property Department on 01463 250255.

### Directions

From the city centre, drive over the bridge onto Tomnahurich Street. Turn right at the traffic lights onto Kenneth Street. Before the next set of traffic lights, turn right onto Greig Street. No. 5 Abbotsford Terrace is situated on the right hand side. Access is gained through a key entry door in between the hairdressers and takeaway.

### HSPC

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