



SouthForrest
Solicitors and Estate Agents
incorporating RW McClurg & Co



8 Southside Road, Inverness, IV2 3AU

- Prime Location
- First Floor Flat
- Bedroom/ Shower room off
- Spacious Lounge
- Kitchenette/Sitting room
- Toilet
- Double Glazing
- Gas Central Heating
- Close to City Centre

Offers Around £95,000

Traditional stone built one bedroom first floor flat set in the highly desirable Crown area of Inverness. A few minutes walk from the City Centre with its extensive range of retail, leisure and entertainment facilities. The property benefits from uPVC double glazing and gas central heating. The spacious lounge with dual aspect windows offers an abundance of natural daylight with views over the hub of Kingsmills. The double front facing bedroom has a door off leading to shower room. The good sized sitting room with kitchenette off has window facing side elevation. Completing the accommodation is the toilet with side facing window. The property would benefit from some upgrading and modernisation and would make an ideal first time home for a single person or couple.

There are a good range of local shops at Kingsmills including a delicatessen, bakers, newsagents, post office, hairdressers, barbers, chemist, vets, gift shop, hotels and coffee shop.

ACCOMMODATION

Front door opens to stairs leading to first floor.

Off the hall doors lead to toilet, sitting room/kitchenette, bedroom and lounge.

Lounge

19' x 15' (5.79m x 4.57m)

Spacious lounge with double aspect windows overlooking Kingsmills Road and Crown Street. Tiled fireplace with gas

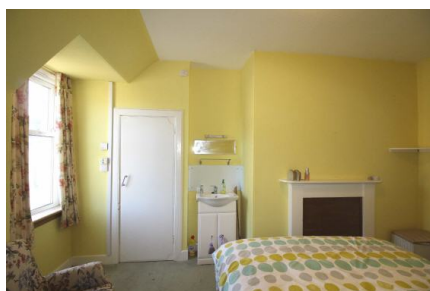
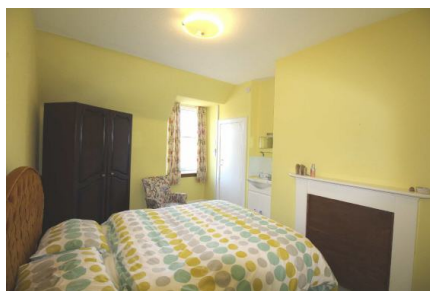
fire (which is currently disconnected). Radiator.



Bedroom

14'3" x 8'11" (4.34m x 2.72m)

Front facing window. Wash hand basin, Radiator. Shower room off (with small "plunge" bath). Window facing side elevation. Cupboard housing boiler.



Kitchen/Sitting room

12'1" x 11'6" (3.68m x 3.51m)

Side facing window. Storage cupboard. Gas fire. Kitchenette off with stainless steel sink.



Toilet

WC, Wash hand basin. Radiator.

Externally

Small garden to front.

Services

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

Council Tax

Band C

Entry

By mutual agreement

EPC

Band E

Viewing

By appointment through South Forrest Property Department on 01463 250255

HSPC

54707



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