



SouthForrest
Solicitors and Estate Agents
incorporating RW McClurg & Co



4D MacDonald Street, INVERNESS, IV2 4SL

- WC
- Shower Room
- Kitchen/Diner
- Lounge/Bedroom
- Double Glazing
- Electric Heaters
- Communal Bin Area
- Permit Parking
- Within easy reach to the City Centre

Offers Over £60,000

Offering well proportioned accommodation, this bright first floor studio flat is situated in the popular Haugh area of Inverness. The kitchen which is nicely equipped offers ample space for dining whilst the spacious lounge provides adequate space for sleeping arrangements.

This property, which benefits from double glazing and electric heating, represents an ideal purchase for the first time buyer, but equally has excellent letting potential given its convenient location.

LOCATION

The property is pleasantly situated on the east side of the River Ness within walking distance of Eden Court Theatre, Aquadome and Leisure Centre, Inverness Castle and the Cathedral. The property is conveniently close to the River Ness and Ness Islands ensuring easy access to the lovely walks on offer. The city centre with all its shops, many varied restaurants and services is a short walk away. Ideally situated for Bellfield Park with its play park, paddling pool and tennis courts, this area is also serviced by a local shop, a church and many hotels.

DIRECTIONS

From the town house, travel up Castle Street (castle on your right). At the traffic lights, take a right and travel down View Place into Haugh Road. After passing the local shop (on the left) take a left into MacDonald Street and no 4 is located on the right hand side (blue door).

KEY POINTS

- * Spacious studio accommodation
- * Within easy reach of the city centre
- * Close to the River Ness
- * Ideal purchase for the first time buyer or as a letting investment

NEARBY RIVER NESS



ACCOMMODATION

A communal staircase leads to the First Floor.

Hallway

1.90m x 0.93m (6'3" x 3'1")

WC

1.06m x 0.91m (3'6" x 3'0")

Opaque window to rear. WC and small inset sink with cupboard below.

Kitchen/Diner

2.57m x 2.24m and 3.82m x 1.37m (8'5" x 7'4" and 12'6" x 4'6")

Window to side. Fitted with wall and base units incorporating oven and hob. Washing machine. Fridge. Inset sink and drainer. Shelved alcove.



Shower Room

1.45m x 1.10m (4'9" x 3'7")

Shower cubicle with electric shower.

Lounge/Bedroom

3.95m x 3.73m (13'0" x 12'3")

Window to front enjoying restricted views to the River Ness and countryside beyond. Hatch to attic.



View from Lounge



Communal Rear Garden/Bin Storage Area

PARKING

Parking is available on street and yearly permits can be purchased from the Highland Council.

EXTRAS

All fitted floor coverings, oven, hob, washing machine and fridge together with the couch are included in the asking price.

COUNCIL TAX

Band A. Please be aware that this may change upon resale.

EPC

Band E.

VIEWING

Through South Forrest Property Department on (01463) 250255.

HSPC REF

55458

FLOOR PLAN



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