



SouthForrest
Solicitors and Estate Agents
incorporating RW McClurg & Co



9C Greig Street, INVERNESS, IV3 5PT

- Hallway
- Lounge
- Dining Room
- Kitchenette
- Bedroom
- Shower Room
- Secure Entry
- Double Glazing
- Communal Drying Area

Offers Over £65,000

This one bedroom first floor flat offers an excellent situation, on the edge of the city centre. This property is in need of upgrading and refurbishment and would ideally suit those seeking a renovation project. The property benefits from double glazing. The hallway gives access to the lounge, dining room, bedroom and shower room. The lounge is of a good size and features a fireplace. The dining room offers a cupboard with storage space and leads to the kitchenette at the rear of the property. The bedroom is of good proportion and completing the accommodation is the shower room. The communal garden to the rear has a drying area. Permit parking is available to the front of the property for residents and visitors.

LOCATION

Local amenities in Greig Street include a chemist, local shop for everyday essentials, takeaways and 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. The city centre with all its shops, many varied restaurants and services is a short walk away. Local Primary and Secondary schools are located close by.

DIRECTIONS

From the Town Hall, 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. 9C is situated on the left hand side.

KEY POINTS

- *Secure Entry System
- *Double Glazing
- *Permit On-Street Parking

ACCOMMODATION

A communal staircase leads to the first floor. 9C is located on the right hand side.

Hall

2.7m x 2.15m at widest (8'10" x 7'1" at widest)

Doors to lounge, dining room, bedroom and sliding door to shower room. Wall mounted fuse box and electricity meter.

Lounge

4m x 4m (13'1" x 13'1")

Window to front. Feature fireplace.



Dining Room

2.74m x 3.92m (9'0" x 12'10")

Door to cupboard with built-in shelves. Feature fireplace with hearth and gas fire. Sliding door to kitchenette.



Kitchenette

2.74m x 1.17m (9'0" x 3'10")

Window to rear. Fitted wall unit with inset stainless steel sink and drainer and hot water geyser. Freestanding electric cooker. Space for fridge/freezer and washing machine. Small work top area.



Bedroom

2.68m x 2.86m (8'10" x 9'5")

Window to rear.

Shower Room

2.82m x 0.8m at widest (9'3" x 2'7" at widest)

WC. Wash-hand basin with hot water geyser. Walk-in shower. Part-tiled walls.

Communal Rear Garden

Located to the rear of the property. Laid to gravel and shrubbery. Drying area.



Services

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

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Extras

All fitted floor coverings, curtains and blinds and cooker are included in the asking price.

Entry

Is by mutual agreement.

Council Tax

Band B.

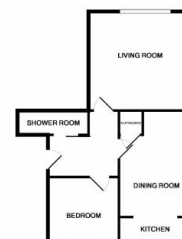
EPC

Band E.

HSPC REF

55525

FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floor plan, conditions, measurements, dimensions, materials, fixtures and fittings are for information only and are not intended to be relied upon for any purpose. The accuracy, completeness and appropriateness of the information is not guaranteed. The accuracy, completeness and appropriateness of the information is not guaranteed. The accuracy, completeness and appropriateness of the information is not guaranteed.



SouthForrest
Solicitors and Estate Agents
incorporating RW McClurg & Co

8 Ardross Terrace, Inverness, IV3 5NW
T: 01463 237171
F: 01463 243548
E: email@southforrest.co.uk
www.southforrest.co.uk