



124 Murray Terrace, Smithton, Inverness, IV2 7WY

- Ground floor flat.
- Double bedroom.
- Allocated parking.
- Bright lounge.
- Bathroom.
- Electric heating.
- Kitchen.
- Private outside area.
- Double glazing.

Offers Over £85,000

An excellent opportunity to purchase a ground floor, one-bedroom flat in the established Smithton area on the East side of Inverness offering a fantastic first-time buy or investment opportunity with well-proportioned rooms and a convenient location.

With its own private entrance which leads to the accommodation comprising the entrance vestibule, comfortable lounge, kitchen, one double bedroom and the bathroom completes the accommodation. This property also benefits from electric storage heating and double glazing throughout.

There is a private outdoor space directly outside the external door of the property with communal grassy surroundings as well as one allocated parking space within a large car park with ample space for residents and visitors.

Although in need of upgrading and modernisation, this property will appeal to a range of potential purchasers and early viewing is advised.

LOCATION

Situated in Smithton, this property offers an excellent location within the City. An inclusive range of local amenities in nearby Culloden include a baker, butchers, convenience store, retail outlets, takeaways, bar and restaurant, hair salon and pharmacy. Doctors and dental surgeries are also available in Culloden.

Inverness Retail Park which hosts a variety of retail and leisure units, is a short drive away. Inverness City Centre is approximately 4 miles away.

Public transport offering routes across Inverness is available within walking distance. Other travel routes, including the A9 & A96, are easily accessible from the property.

DIRECTIONS

From Inverness City Centre head towards Inverness Retail Park, at Raigmore Interchange, take the exit for the A96, at the Retail Park roundabout take the 1st exit for A96, at Smithton roundabout, take the 3rd exit onto Barn Church Road and follow for approximately 1.2 miles, at the traffic lights take a right onto Tower Road and follow for 0.1 miles and turn right onto Murray Road and take the 2nd left onto Murray Terrace continue straight to the mini roundabout and take the 1st exit, turn right into the car park and number 124 will be on your right-hand side.

KEY POINTS

- Close to local amenities.
- Transport links nearby.
- Ideal first-time buy.
- Investment opportunity.
- Easy access to City Centre and Retail Park.

ACCOMMODATION

ENTRANCE VESTIBULE

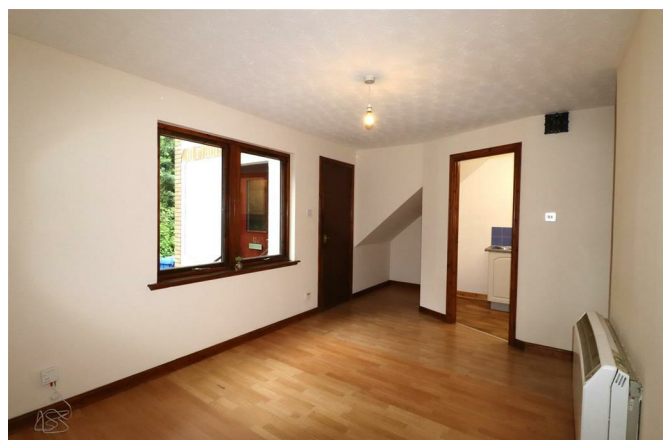
1.72 x 0.90 (5'7" x 2'11")

External door, storage cupboard housing fuse box and access to lounge.

LOUNGE

5.95 to 4.02 x 2.93 (19'6" to 13'2" x 9'7")

Bright and comfortable lounge with rear window and access to kitchen, bedroom and bathroom.



KITCHEN

2.90 x 1.84 (9'6" x 6'0")

Wall and base mounted cabinets, worktop space with tiled splash back and stainless steel sink and draining board. Space for white goods and integrated electric hob, oven & grill and extractor fan. Water heater controls.



BEDROOM

2.91 x 3.01 to 2.67 (9'6" x 9'10" to 8'9")

Double bedroom with fitted double wardrobe and side facing window.



BATHROOM

2.82 x 1.69 (9'3" x 5'6")

Shower over bath, wash hand basin, WC, extractor fan and storage cupboard housing water tank.



ENTRANCE/COMMON GREEN



FLAT OUTLINE



PARKING

Large carpark with allocated parking space as well as ample visitor parking.

EXTRAS

Fitted floor coverings, light fittings, integrated appliances and white goods are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

EPC BAND

EPC Band C.

COUNCIL TAX BAND

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

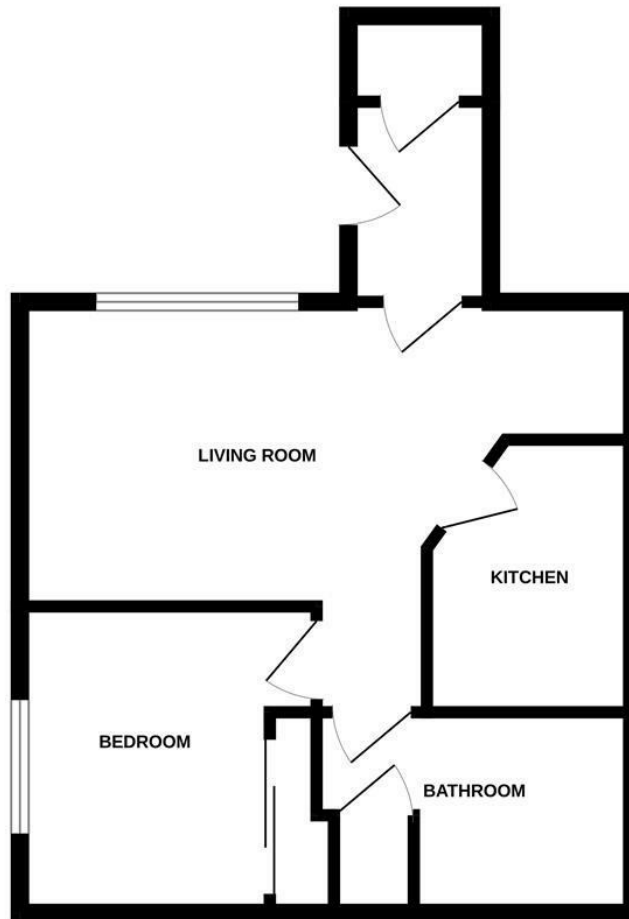
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

61567.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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