

46A ARDCONNEL STREET, INVERNESS IV12 3EX

Offers Over £110,000



One bedroom flat with
courtyard garden set within
an attractive period property.

R&R Urquhart LLP

Set in the convenient and popular Crown area of Inverness, this one bedroom flat forms part of a period property which has been renovated and now comprises a town house and this one bedroom flat. To the rear where there the bedroom and lounge lie, there are beautiful views over the city and of Inverness Castle, only a stone's throw away. The flat benefits from a small courtyard garden to the rear which again takes in the wonderful views.

Parking is by permit only, although there is also convenient modestly priced public car parking close-by

Ardconnel Street which is a conservation area, offers the most convenient location for access to the town centre and other amenities including many small independent shops, hotels, dentists and doctors. Inverness city has an excellent local transport service and also good air and rail links.

From Ardconnel Street the flat is accessed down some steps to the side of the building with No 46A on the left.



Hall

A timber outer door provides access to the hall, which leads to an inner hall, lounge and kitchen. Off the hall there is a large walk-in cupboard (2.19m x 1.08m) fitted with slatted shelving.

Inner Hall

With side facing window, offers space and plumbing for the washer-dryer which is included in the price. A wall mounted board houses the electricity circuit board and meter.

Lounge 5.71m x 3.82m

A well-proportioned bright room laid with carpet and offering wonderful views over the city and Inverness Castle from the recently installed timber frame sash and casement bay windows.

There are two alcoves, one on either side of the gas fire, which has been superseded by the installation of the central heating. One of the alcoves houses the 'Ideal' gas combination boiler and the other has fitted bookshelves on top and a cupboard below.

Kitchen 3.74m x 2.72m

Off the hallway and fitted with cream and wood trim units with a wood effect laminate worktop. A breakfast bar provides an informal dining area. Included in the sale are a stainless steel sink, electric cooker and a fridge freezer. A door leads to the bedroom.

Bedroom 3.45m x 2.70m

A double capacity room to the rear of the property also enjoying the great views and overlooking the courtyard garden. Laid with carpet.

Bathroom 3.83m x 1.76m

A very spacious room comprising a white WC, wash hand basin and bath with an electric shower over the bath.



Garden

The access lane continues along the side of the property and provides access to the garden. The garden is laid with a mixture of stone chips and paving and offers great views across the city.

Accommodation

Hall, Lounge, Kitchen, Bedroom, Bathroom, Courtyard Garden

Extras Included

Blinds, carpets, fridge freezer, cooker, washer/dryer.

Heating Gas central heating

Glazing New sash and casement double glazed timber

Council Tax B

EPC Rating D

Gas Mains

Electricity Mains

Water Mains

Drainage Mains



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.