



**Harper
Macleod LLP**
Estate Agents & Solicitors



90b Murray Terrace, Smithton, IV2 7WY
Offers in excess of £118,000

Excellent opportunity for a first-time buyer to purchase a two bedroom first floor flat in a two storey block of eight flats, with a dedicated parking space, in a cul-de-sac situated in a popular residential area of Smithton, on the eastern outskirts of Inverness, with views of the Kessock Bridge and Black Isle beyond.

The flat is in walk-in condition and has been decorated in neutral tones throughout.

There is a Spar and bakery nearby and Culloden shopping centre has a doctors' surgery, chemist, convenience store, post office, butchers and hairdressers. Primary School pupils attend Smithton Primary School and secondary pupils attend Culloden Academy, which benefits from a community leisure complex with a swimming pool.

A regular bus service runs to and from the Eastfield Retail Park and City Centre where an extensive range of retail, leisure and business facilities can be found. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Entrance hallway

The entrance door opens into the tiled entrance hallway with a carpeted staircase to the first floor.

Open plan lounge/dining area

13'1" x 14'8" x 6'2" x 6'4" (4.01m x 4.48m x 1.88m x 1.95m)

Window to front. Doors to hallway and kitchen. Staircase to ground floor. Spotlights. Pendant light in dining area. Smoke alarm. Carpet.

Kitchen

7'7" x 8'3" (2.32m x 2.52m)

Window to front with views of the Kessock Bridge and the Black Isle beyond. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer. Plumbed for washing machine. Integrated Neff electric oven, Lamona ceramic hob and extractor. Cupboard housing the electrics. Spotlights. Heat alarm. Laminate flooring.

Hallway

3'0" x 6'4" (0.92m x 1.95m)

Doors to two bedrooms, bathroom and open plan lounge/dining area. Hatch to roof space. Spotlight. Smoke alarm. Carpet.



Bedroom 1

8'5" x 8'9" (2.59m x 2.69m)

Window to front. Double mirrored wardrobes. Wall lights. Carpet.

Bathroom

6'5" x 7'11" at widest point (1.97m x 2.43m at widest point)

White WC and pedestal wash hand basin with tiled shelf and mirror above. Shaver light and socket. Bath with Aqua Tronic 2 electric shower above, tiling, shower screen and curtain rail. Extractor. Spotlights. Wall heater. Tiled flooring.

Bedroom 2

8'9" x 5'5" (2.68m x 1.67m)

Window to side. Built-in single wardrobe. Carpet.

Outside

There is an allocated parking space to the side of the property in the communal car park. The communal garden ground is mainly laid to lawn.

Extras

All fitted floor coverings and blinds are included in the sale price.

Heating and glazing

Electric panel heaters and double glazing.

Services

Mains electricity, water and drainage.

Factors

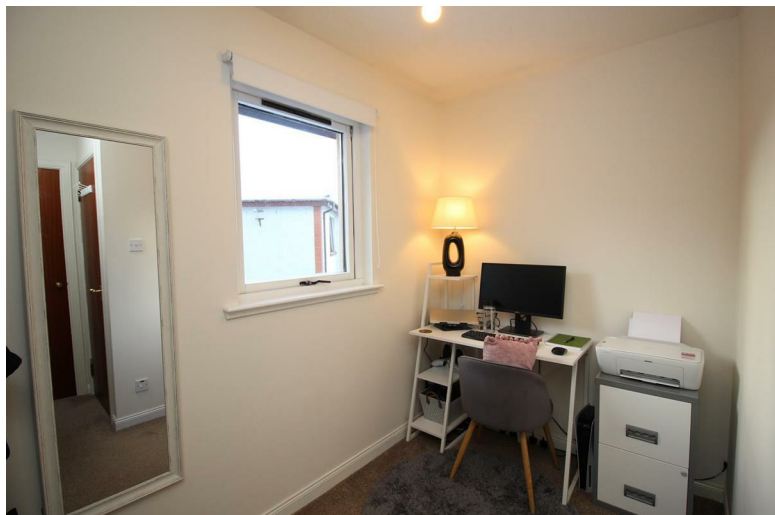
Newton Property Management.

EPC Rating D

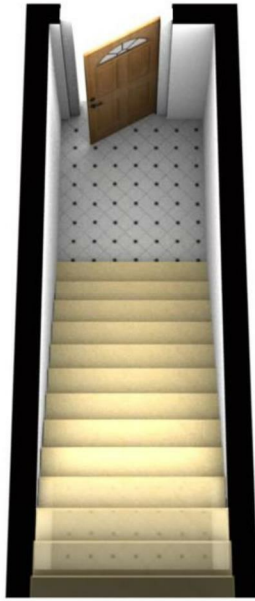
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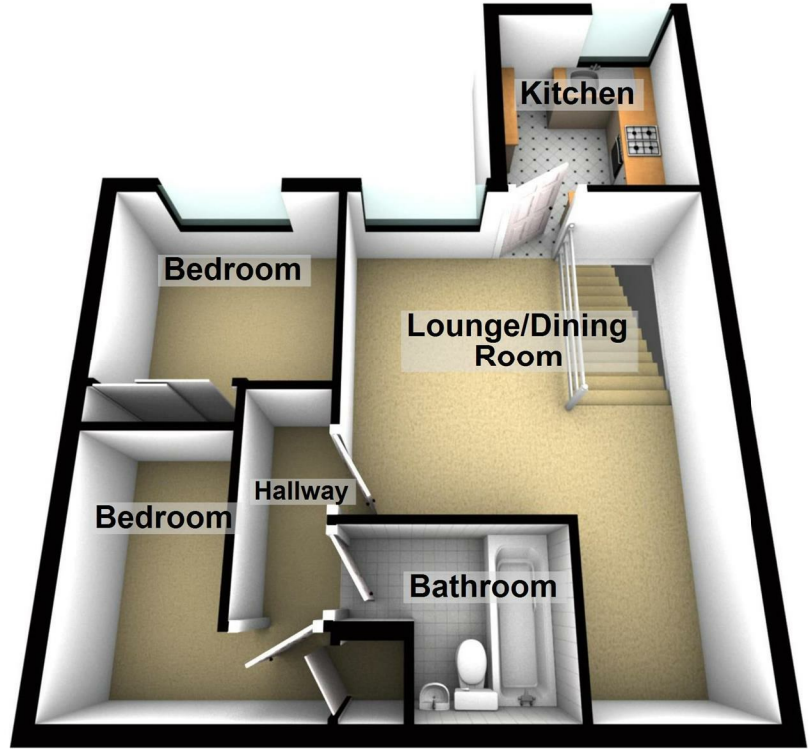




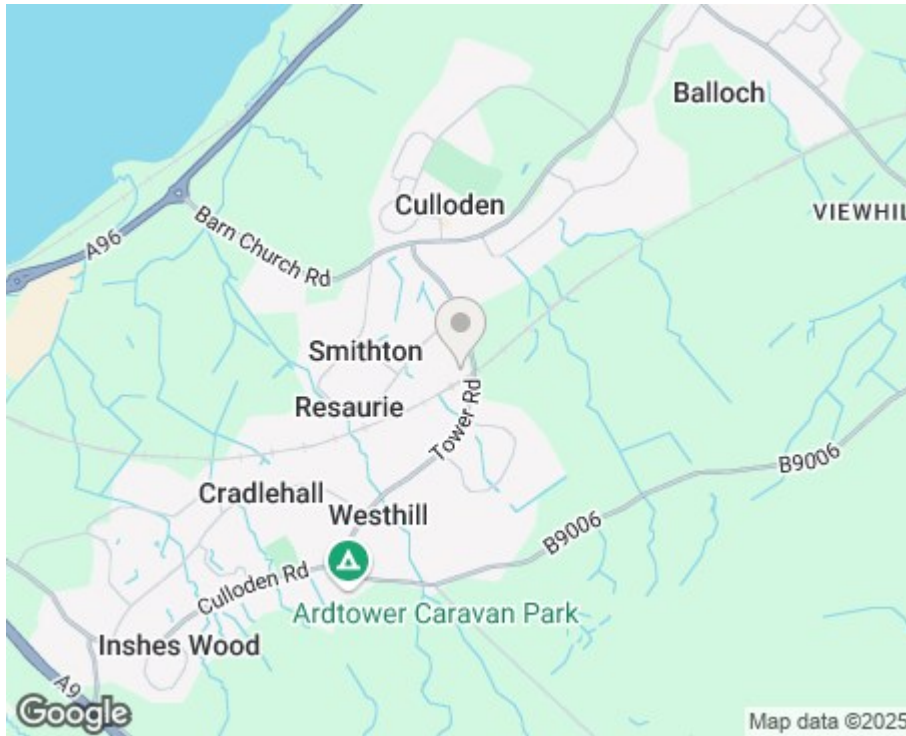
Ground Floor



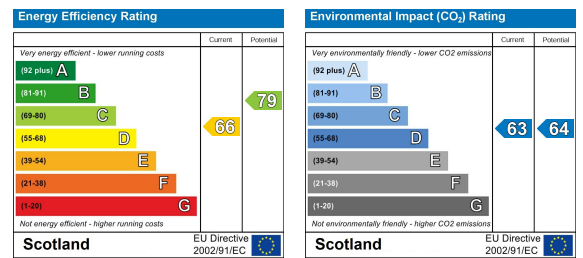
First Floor



This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.



Energy Efficiency Graph



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