



## 35c Southside Road, Inverness IV2 4XA

Two bedroomed first floor flat located to the side and rear of a traditional stone built house on Southside Road in the established residential Crown district of Inverness. There is an independent access to the property which comprises of hallway, dining area, sitting room, kitchen, two bedrooms and bathroom, private garden and garage. There is double glazing throughout and gas central heating.

The Crown district of Inverness is within easy walking distance of the city centre and has many local amenities such as primary school, doctor, dentist and veterinary clinics and shops including chemist, general store and delicatessen.



- EPC Rating: 53

**Fixed Price £159,000 (£26,000 below valuation)**

### Entrance Vestibule

This is fitted with wall lights and has a shelf for hanging coats. There is a glazed door to the central hallway.

### Central Hallway

4.2m x 2.2m

A large Velux window makes this a well lit room. There is ample space for hanging and shelving. The electric meters and fuse boxes are contained within an open cupboard. Solid oak flooring. The central hallway leads to all other rooms.



### Sitting Room

5.1m x 4.3m

Open fire place with marble hearth and tile surround with timber shelving situated above. The flooring is solid oak. Dimmer controlled ceiling light. This is a spacious, comfortable and well lit room. TV and telephone points and ample power points.



### Kitchen

3.2m x 2m

A modern well lit and functional kitchen with floor and wall fitted units. Gas hob and fitted oven. Fridge-freezer and dishwasher. Stainless steel extractor hood with tile surround. Worktop is marble effect



with raised edge to rear to ease cleaning. Ceramic tiling is to a high level. Ceiling spot lights. Window looks out to the side of the building.

### Bedroom One

4.5m x 3.2m

Window to the side of the building. TV point. A spacious and well lit room with ample space for bedroom furniture. Ceiling light and power points. Solid oak flooring.



### Bedroom Two

3.1m x 2.7m

This bedroom faces the rear of the property and has built in storage cupboards for shelves and hanging space. Ceiling light and power points. Solid oak flooring.

### Bathroom

1.8m x 3.3m

Three piece bathroom suite. Electric shower unit over bath. Shower screen. Tiled surround. Vanity unit. Fitted bathroom accessories with modern style towel rail.

### Garden

Enclosed private garden mainly lawned with small patio area. Tool shed.



### Garage

Single garage. Further private off street parking for 3 cars.

### Viewing

Viewing by arrangement only with the selling solicitors telephone 01463 723940.

### Price

Fixed Price £159,000.  
£26,000 below valuation.

All offers should be submitted in Scottish form to the selling solicitors.

### Services

Utilities are mains water drain, electricity and telephone line and gas central heating.

### Extras

Extras included in the sale are oven hob, washing machine-dryer, dishwasher and Bosch fridge freezer. All flooring and curtains.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.