



**SouthForrest**  
Solicitors and Estate Agents



## 15 Ardbreck Place, Inverness, IV2 4QQ

- NEW REDUCED PRICE - £2,000 BELOW VALUATION
- Two double bedrooms
- Single garage & parking
- Lounge
- Family bathroom
- Gas central heating
- Kitchen
- Private rear gardens
- Double glazing

Offers Over £128,000

\*\*\*NEW REDUCED PRICE\*\*\*

\*\*\*£2,000 BELOW VALUATION\*\*\*

An excellent opportunity to purchase a first floor, 2-bedroom flat in the desirable Locharil area of Inverness. Offering a fantastic first-time buy or investment opportunity. This property has successfully been let out long-term.

The accommodation comprises the entrance vestibule, bright and spacious lounge, kitchen with ample storage, two double bedrooms, both benefiting from fitted wardrobes and the family bathroom. This property also benefits from gas central heating and double glazing throughout.

Private outdoor space includes a generous rear garden, parking space, and single garage with electricity supply.

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

### LOCATION

Situated in Ardbreck Place, within the sought-after Locharil area of Inverness, this property offers a convenient location. Inverness City Centre is located approximately 2.6 miles from the property where you will find a comprehensive range of amenities.

A regular public transport service offering routes across Inverness operates from Stratherrick Road. Other travel routes, including the A9 & B862, are easily accessible.

Larger supermarkets, Fairways Business Park, Raigmore Hospital, and Inshes Retail Park are a short drive away. Doctors and dental surgeries nearby. The iconic Dores Beach is within driving distance.

For younger children primary schooling is available at Holm Primary School and older children would attend Inverness Royal Academy. Both schools are located within walking distance.

### DIRECTIONS

From Inverness City Centre head along Kenneth Street. At the traffic lights, turn right onto Tomnahurich Street and follow to Tomnahurich Roundabout. Take the 1st exit onto the West Link A8082 and continue straight through 3 roundabouts. At Holm Roundabout take the 3rd exit onto Holm Road and continue for approximately 0.5 miles, at the roundabout take the 1st exit onto Stratherrick Road then the 2nd left onto Ardhalm Place. Take the 1st left onto Ardbreck Place and number 15 will be on your left-hand side, clearly sign posted by a South Forrest 'For-Sale' board.

### KEY POINTS

- Fantastic first-time buy
- Well-proportioned accommodation
- Close to City Centre
- Ample storage provisions
- Popular residential area

### ACCOMMODATION

#### ENTRANCE VESTIBULE

1.90 x 1.43 (6'2" x 4'8")

Front external door, stairs to landing and gas meter.

#### LANDING

3.12 x 0.75 (10'2" x 2'5")

Provides access to all living space, loft hatch and large storage cupboard housing combi boiler.

#### LOUNGE

4.69 x 3.46 (15'4" x 11'4")

Bright and spacious lounge with front facing window and access to kitchen.

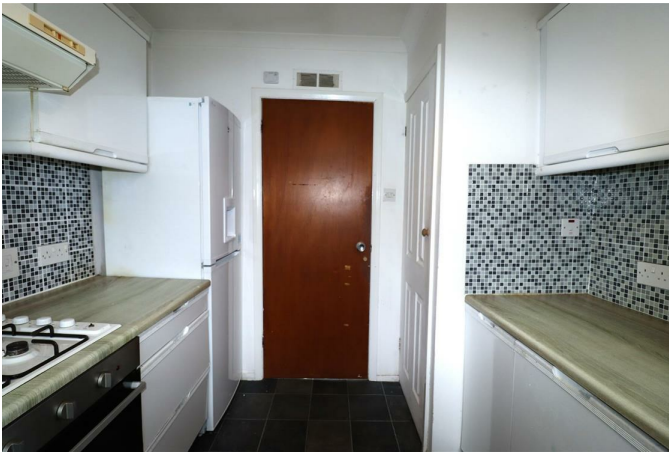




## KITCHEN

2.78 x 2.31 (9'1" x 7'6")

Wall and base mounted cabinets, worktop space with tiled splash back and 1 1/2 bowl sink, integrated gas hob, oven & grill and extractor hood. Large storage cupboard housing fuse box and rear facing window.



## BEDROOM TWO

2.88 x 2.62 (9'5" x 8'7")

Double bedroom with fitted triple wardrobe and rear facing window.



## BEDROOM ONE

3.43 x 2.63 (11'3" x 8'7")

Double bedroom with fitted triple wardrobe and front facing window.



### BATHROOM

1.84 x 1.82 (6'0" x 5'11")

Bath with shower over, wash hand basin, WC, heated towel rail, wall mounted cabinet and rear facing frosted glass window.



### FRONT & GARAGE

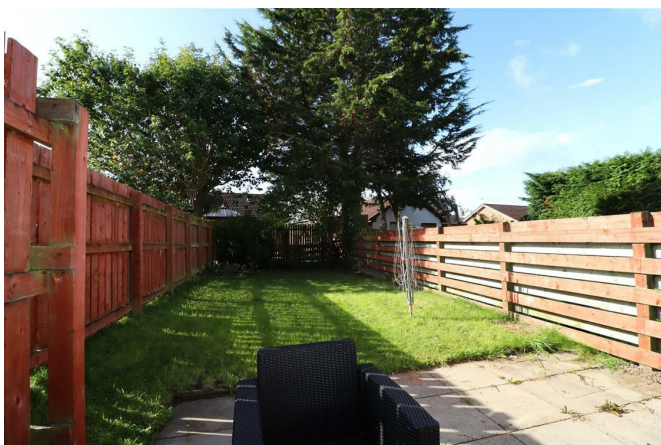
5.79 x 2.39 (18'11" x 7'10")

Shared pathway to front door. Single garage with parking space providing access to rear garden. Measurements shown above are internal garage measurements.



### REAR GARDEN

Fully enclosed, private and South facing rear garden that benefits from sunlight throughout the day with paved patio area and generous lawn space.



### EXTRAS

All fitted floor coverings, blinds, white goods & integrated appliances are to be included in the sales price.

### SERVICES

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

### EPC BAND

EPC Band C.

### COUNCIL TAX

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

### VIEWINGS

By appointment through the South Forrest Property Department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### HSPC REFERENCE

60473.

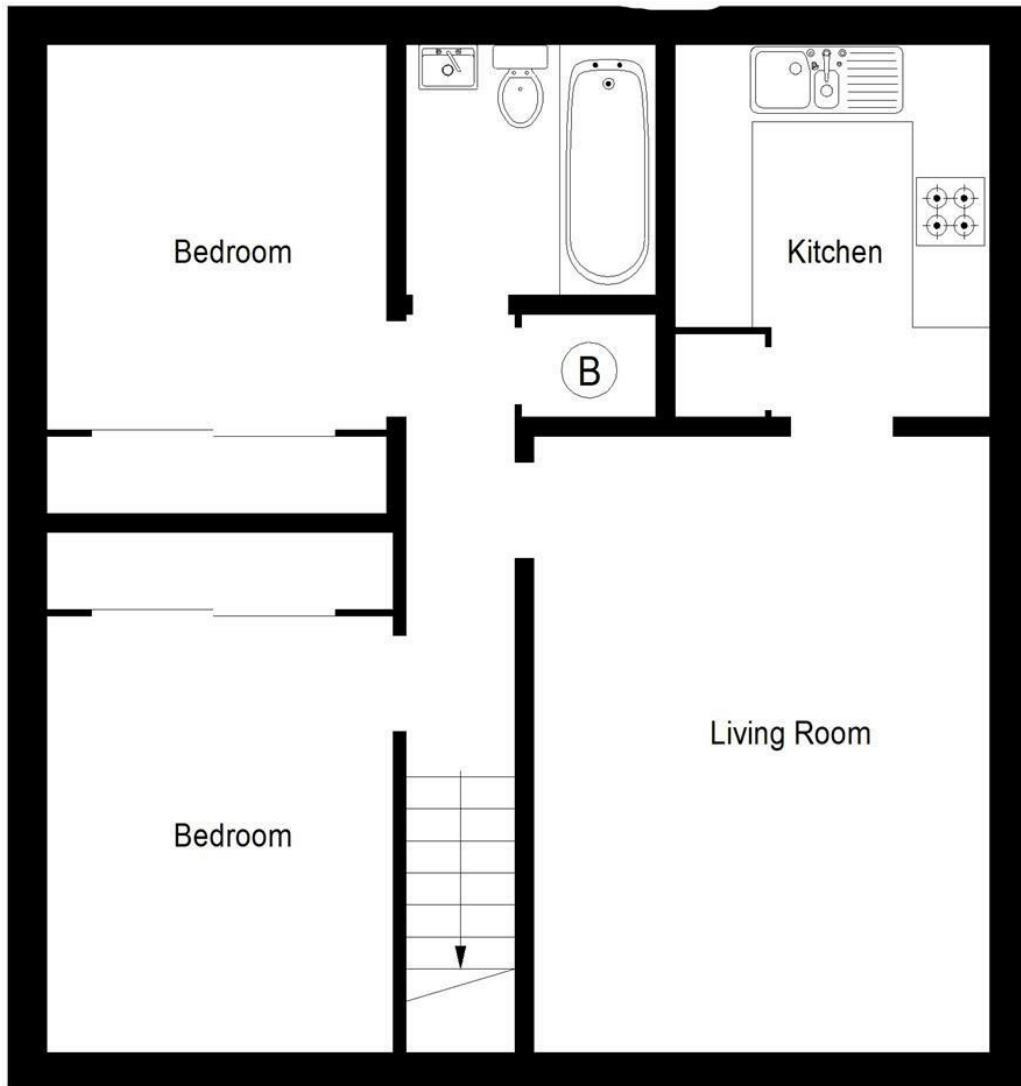


Illustration For Identification Purposes Only. Not To Scale (ID1002403 / Ref:85936)



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