



SouthForrest
Solicitors and Estate Agents



1A Hill Street, Inverness, IV2 3AT

- First floor flat.
- Office room.
- Private entrance.
- Bright lounge.
- One bedroom.
- Gas central heating.
- Spacious kitchen.
- Bathroom.
- Double glazing throughout.

Offers Over £125,000

An excellent opportunity to purchase a first floor, 1-bedroom flat in the desirable Crown area of Inverness. Offering a fantastic first-time buy or investment opportunity with neutral décor throughout and a convenient location.

This property has its own private entrance with the accommodation comprises the entrance vestibule and hall, bright and spacious lounge, modern kitchen with ample storage and dining space, one bedroom benefiting from fitted wardrobe, office/study room situated off the lounge and the bathroom completes the accommodation. Also benefitting from gas central heating and double glazing throughout.

Parking is on-street permit parking available through the Highland Council.

This property will appeal to a range of potential purchasers and early viewing is advised.

LOCATION

The sought after Conservation area of Crown is very well-established and one of the most attractive residential areas in Inverness offering a favourable location with easy access to a wide range of local amenities.

The City Centre is within short walking distance where a comprehensive range of amenities and leisure facilities can be found. Local amenities within the main throughfare of the Kingsmills shopping area include bakery, delicatessen, café, convenience store, hotel and restaurant, chemist, gift and craft shop, hairdresser and beautician. Doctors, dental surgery and vet surgery are also all available within Crown.

A public bus service runs from various stops throughout the Crown area to destinations across Inverness. Other travel routes are easily accessible. Inverness Airport is located approximately 6 miles east of Inverness.

For younger children, primary schooling is available directly opposite the property at Crown Primary School. Older children would attend Millburn Academy located within walking distance.

DIRECTIONS

From the City Centre, take Academy Street towards Eastgate Shopping Centre, at the traffic lights take a right onto Crown Drive, at the mini roundabout take the second exit onto Crown Circus. Continue on Crown Circus and bear left at the traffic lights at Crown Church. Take the second right turn onto Hill Street. Number 1A will be on your left-hand side, above the Drawing Room and will be clearly sign posted by a South Forrest for-sale board.

KEY POINTS

- Prime location close to City Centre.
- Well-proportioned accommodation.
- Well-maintained property.
- Investment opportunity.
- Amenities nearby.

ACCOMMODATION

ENTRANCE VESTIBULE

1.43 x 1.21 (4'8" x 3'11")

Front external and door to entrance hall, decorative tiled flooring.

ENTRANCE HALL

4.55 x 1.23 (14'11" x 4'0")

High ceilings, stairs to first floor, fuse box, electric meter and sky light allowing for an influx of natural light.

LANDING

2.14 x 0.95 (7'0" x 3'1")

Provides access to lounge, kitchen and bedroom. Large, shelved storage cupboard. Loft hatch with ramsay ladder leading to partially floored roof space.

LOUNGE

4.54 x 2.74 (14'10" x 8'11")

Bright and spacious lounge with front facing window looking onto the Kingsmills throughfare. Access to office room.



OFFICE/STUDY ROOM

3.67 x 1.68 (12'0" x 5'6")

Situated off the lounge. Ideal for a home office, dressing room or play room. Wall mounted shelving, fitted storage cupboard and front facing window.



BEDROOM

3.40 x 2.17 (11'1" x 7'1")

Bedroom with fitted double wardrobe with storage cupboard above and front facing window.



KITCHEN

4.29 x 3.40 (14'0" x 11'1")

Wall and base mounted cabinets, worktop space with stainless steel sink and draining board, space for white goods, ample dining space, side and rear facing windows.



BATHROOM

2.87 x 1.90 (9'4" x 6'2")

Electric shower over bath, wash hand basin with storage and mixer tap, WC, cupboard housing Worcester combi boiler, wall mounted shelving and rear facing textured glass window.



EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances and white goods 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 D.

COUNCIL TAX

The current council tax is Band C. 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

61308.



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