



## **34F HILL STREET, INVERNESS IV2 3AN**

**Upper one bedroom flat conveniently situated for the city centre and local amenities**

Lounge

Off peak electric heating

Kitchen

Double glazing

Bathroom

Shared rear drying green and common passage and stair

Bedroom

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**Offers over £85,000**

**Viewing: By telephoning the selling agents on 01463 226232 to arrange an appointment to view.**



58987



### THE PROPERTY

34f Hill Street, Inverness is a one bedroom stone built upper flat in the popular Hill district of Inverness being conveniently situated for the city centre and for local amenities at Kingsmills Road. Access to the property is by way of a common passage and stairs.

### ACCOMMODATION

The front door opens to the hall with two storage cupboards and a storage heater. Off the hall are: -

**Lounge** 13'2 x 12'3" [3.96m x 3.66m]  
With storage heater, alcove shelving, Venetian blinds and a view to the south west hills.

**Kitchen** 6'12 x 12'2" [1.83 x 3.66m]  
With a large pantry cupboard, wall and base units, space for slot-in cooker. Plumbing for washing machine, stainless steel sink and panel heater.



**Bathroom** 7'5" x 8' [2.13m x 2.44m]  
Containing bath, WC and wash hand basin in white, tiling above the bath, extractor fan, medicine cabinet and a hatch to the loft. A mains Mira mixer shower is fitted above the bath.

**Bedroom** 9'7 x 6'11" [2.74m x 1.83m]  
Front facing with view, vertical blinds and shelving below the window.

**OUTSIDE**  
To the rear is a shared drying green.

**EPC BAND**  
The property lies within Energy Performance Band D.

**COUNCIL TAX**  
The property lies within Council Tax Band B.

**HOME REPORT**  
A Home Report is available for this property and can be requested from the selling agents.

**ENTRY**  
By negotiation.

*If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.*