

MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



FLAT 59 QUEENSGATE, INVERNESS IV1 1DG.

A comfortable, modern, two bedroomed City Centre flat located on the top floor of a redeveloped block in the heart of Inverness. This conveniently located flat has a wealth of City Centre restaurant, leisure and retail opportunities all within walking distance and would make an ideal pied a terre or letting investment purchase.



Kitchen



Master bedroom



Bedroom2

OFFERS over £105,000 are invited.

9 ARDROSS STREET. INVERNESS. IV3 5NP T: 01463 225000 F: 01463 225080
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Ref: 43539

ACCOMMODATION COMPRISES

Entering from Queensgate via a security door with intercom, a door opens onto the ground floor lobby leading to the elevator (presently inoperative although due for repair) and stairs rising to all three floors. Number 59 is on the third or top floor and a factoring service is provided at a monthly cost presently set at £50 per month (temporarily reduced to £40 per month). From the stairwell a door opens to the shared landing serving number 59 and two other flats. A timber door gives access from the shared vestibule to the

HALLWAY:

3.02 metres x 1.13 metres and 3.6 metres x 0.93 metres (9'11" x 3'9" and 11'11" x 3'1") (L. Shaped)

With carpeted flooring, doors to all rooms, one storage heater, two pendant light fittings, circuit breaker panel and a large walk-in cupboard housing the hot water cylinder and providing ample storage. Immediately ahead is the:-



MASTER BEDROOM: 4.33 metres x 2.41 metres (14'2" x 7'11")

A good sized double bedroom with window overlooking Queensgate, carpeted floor, one panel heater, one pendant light fitting and a fitted wardrobe with shelf and hanging rail storage.

BEDROOM 2: 3.02 metres x 2.4 metres (9'11" x 8'1")

with one window overlooking Queensgate, carpeted flooring, one panel heater, pendant light fitting and fitted wardrobe with shelf and hanging rail storage. Next to Bedroom 2 is the:-

LOUNGE: 4.27 metres x 3.23 metres (14' x 10'1")

with window overlooking Queensgate, carpeted floor, one storage heater, pendant light fitting. A comfortably proportioned living area. At the end of the Hallway is the

KITCHEN: 2.97 metres x 2.75 metres (9'7" x 9')

Fitted with an array of cream fronted floor standing and wall mounted units complimented by wood effect

work surfaces backed by a tiled splash back. With space for dining, window looking to the building's light well. One storage heater and strip light.

BATHROOM: 2.48 metres x 1.92 metres (8'2" x 6'4")

Fitted with a three piece suite in white and Triton overbath shower and curtain. One frosted window, wall mounted panel heater, storage shelf, extractor fan and tiled splash back around the bath and sink areas.



DIRECTIONS:

This centrally located flat lies in Inverness' Queensgate almost directly opposite the Highland Solicitors Property Centre and is situated on the top floor of the building.

GENERAL:

Fully double glazed and fitted with a mixture of electric storage and wall mounted panel heaters. Security entry system/intercom, communal entry and factoring service for which a regular monthly payment is due (referred to above).

SERVICES:

Mains Water & Drainage. Gas. Electricity. Telephone.

PRICE:

Offers over £105,000 are invited

VIEWING:

Strictly by appointment with the selling agents on 01463 225000

ENTRY:

By mutual arrangement.

HOME REPORT:

A Home Report for this property is available by contacting the selling Agents.

COUNCIL TAX:

BAND C

POST CODE:

IV1 1DG.

NOTES:

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.
2. Interested Parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

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