



**Harper
Macleod LLP**
Estate Agents & Solicitors



Flat 38, Farraline Court, Strothers Lane, Inverness, IV1 1PN
Offers over £140,000

Centrally located spacious two bedroom (one en-suite) fourth floor flat situated in the vibrant City of Inverness with rooftops views towards the Kessock Bridge and beyond. This flat is ideal for a first-time buyer or as a buy-to-let investment.

The flat is well laid out to provide comfortable living accommodation. The communal hallway has a staircase and lift leading up to the fourth floor. The accommodation in the flat comprises a hallway, lounge, kitchen, bathroom, two bedrooms and an en-suite shower room. There is ample storage space throughout.

The home benefits from a wet electric central heating system and double glazing.

This flat is conveniently located for the beautiful riverside walks, restaurants, shops, Eden Court Theatre, Aquadome, museum and castle. Inverness has excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended

Communal entrance hallway

There is a secure main entrance door, with entry phone system, opening into the communal entrance hallway on the ground floor with CCTV and a staircase and lift to the floors above. Carpet.

Hallway

Doors to lounge, kitchen, two bedrooms and bathroom. Cupboard housing electric meter and hatch to roof space. Cupboard housing water tank. Smoke alarm. Tel. point. Spotlights. Coat hooks.

Lounge

12'8" x 13'5" x 5'7" x 4'11" (3.88m x 4.09m x 1.72m x 1.51m)

Windows with views towards the Kessock Bridge and beyond. T.V. point. Spotlights. Smoke alarm. Carpet.

Kitchen

11'6" x 8'7" (3.51m x 2.63m)

Views over the rooftops towards Craig Phadrig. Wall and base units with worktop and tiling. Under unit lighting. Integrated Neff induction hob, electric oven, extractor and fridge/freezer. Black composite sink with right hand drainer. Bosch washing machine. Heat detector. Spotlights. Vinyl flooring.

Bathroom

6'4" x 6'2" (1.94m x 1.90m)

Window to side. White WC and pedestal wash hand basin with tiled splash back and towel rail below. Mirror. Shaver light and shaver socket. Extractor. Bath with shower tap, tiling, curtain rail and curtain. Vinyl flooring.

Bedroom 1

10'5" x 11'5" at widest point (3.19m x 3.48m at widest point)

Window to side. Fitted double wardrobe. Tel point. Carpet.

En-suite shower room

5'6" x 7'1" (1.68m x 2.18m)

White WC and pedestal wash hand basin with tiled splash back and towel rail below. Mirror. Shaver light and shaver socket. Storage shelf. Shower cubicle with mains shower and tiling. Extractor. Vinyl flooring.

Bedroom 2

8'10" x 12'11" (2.70m x 3.96m)

Window with views towards the Kessock Bridge and beyond. Triple wardrobes. Carpet.

Extras

All fitted floor coverings and blinds are included in the sale price.

Heating and glazing

Wet electric central heating and double glazing.

Services

Mains electricity, water and drainage.

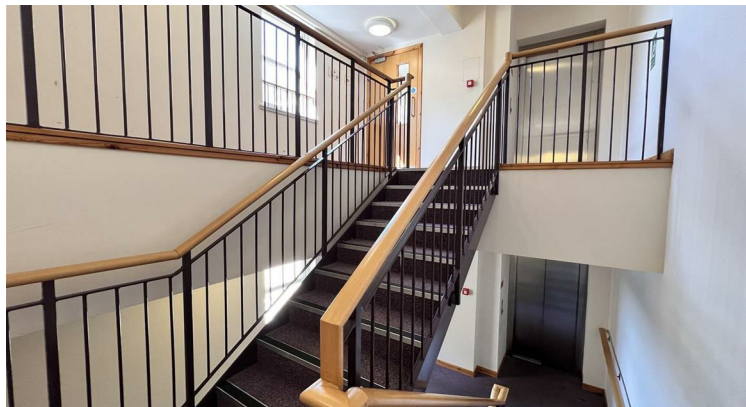
Factors

Newton Property Management Ltd are the Factors.

EPC Rating C

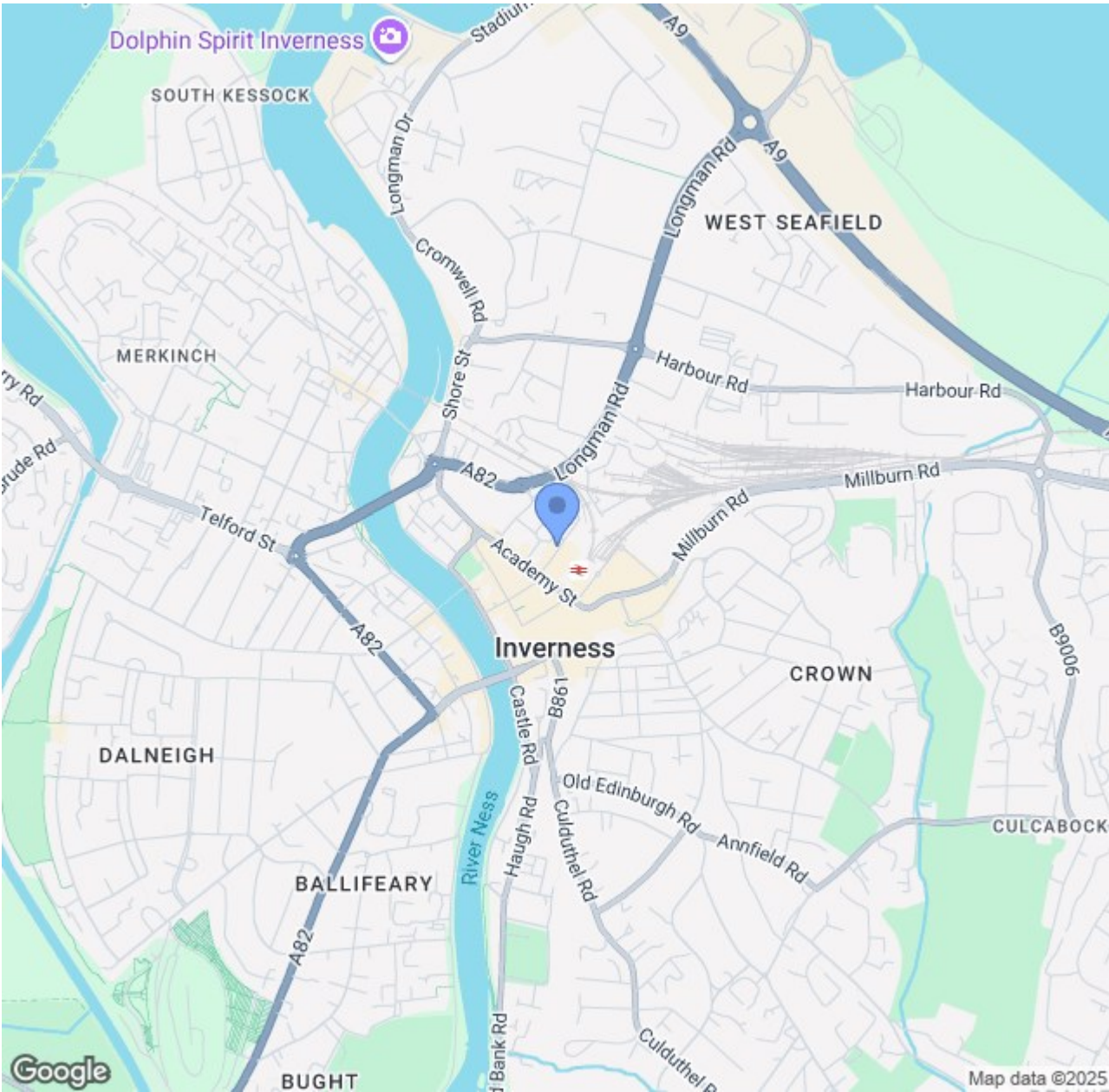
Council Tax Band D



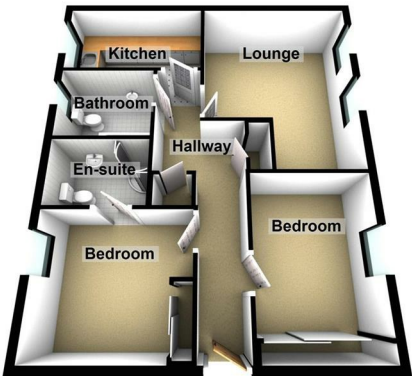




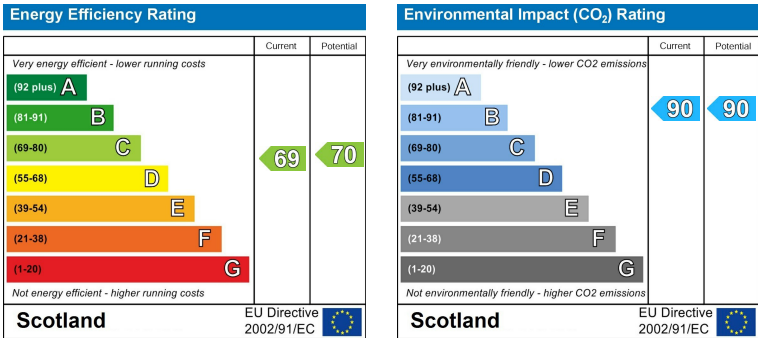
Area Map



Ground Floor



Energy Efficiency Graph



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