



**9A Reay Street, Inverness, IV2 3AL**  
**Offers over £95,000**

Fabulous opportunity to purchase a Victorian one bedroom ground floor flat, in need of modernisation, with garden ground, situated in the heart of the sought after Crown area of Inverness within walking distance of the City Centre.

The accommodation comprises a communal hallway, entrance vestibule, lounge, galley kitchen, bedroom and bathroom. The flat benefits from double glazing and gas central heating.

The Crown area has a good range of shops, café, hotels and services. The vibrant City Centre has a good range of restaurants, cafés, bars, shops, leisure and business facilities.

Inverness has excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

This flat is a great investment for a first-time buyer or for someone looking for a retirement home within easy reach of all amenities.

Viewing highly recommended.

#### **Communal hallway**

The entrance door opens into the communal hallway and number 9A is on the left hand side. There is a back door opening into the rear gardens of the flats.

#### **Entrance vestibule**

**1.01m x 1.42m x 1.67m x 0.86m**

Doors to bathroom, bedroom, lounge and kitchen. Coat hooks. Built-in storage cupboard. Smoke alarm.

#### **Bathroom**

**1.94m x 2.39m**

Window to front. White WC and wash hand basin with tiled splash back and wall vanity unit with mirrored cabinet. Bath with Mira Zest electric shower above and tiling. Mirror. Towel rail and shelves.

#### **Bedroom**

**10'2" x 11'2" (3.10m x 3.41m)**

Window to front. Alcove with tongue and groove panelling and shelves. Tel. point.

#### **Lounge**

**12'6" x 9'7" (3.82m x 2.93m)**

Window to rear overlooking the garden. Built-in stone fireplace with gas fire. Smoke alarm.

#### **Kitchen**

**9'0" x 5'3" (2.75m x 1.62m)**

Window to rear. Wall and base units with worktop and tiling. Stainless steel sink with left hand drainer. Free standing Beko gas cooker. Strip light. Heat detector.

#### **Outbuilding**

Storage cupboard in the communal hallway.

#### **Outside**

There is garden ground to the front of the property which has been laid out with block paving for low maintenance and is enclosed with a picket fence.

There is a drying green to the rear of the property with a gate giving access to a path leading to Hill Street.

On street parking for permit holders is available to the front of the property.

#### **Extras**

The gas fire and gas cooker are included in the sale price.

#### **Heating and glazing**

Gas central heating and double glazing.

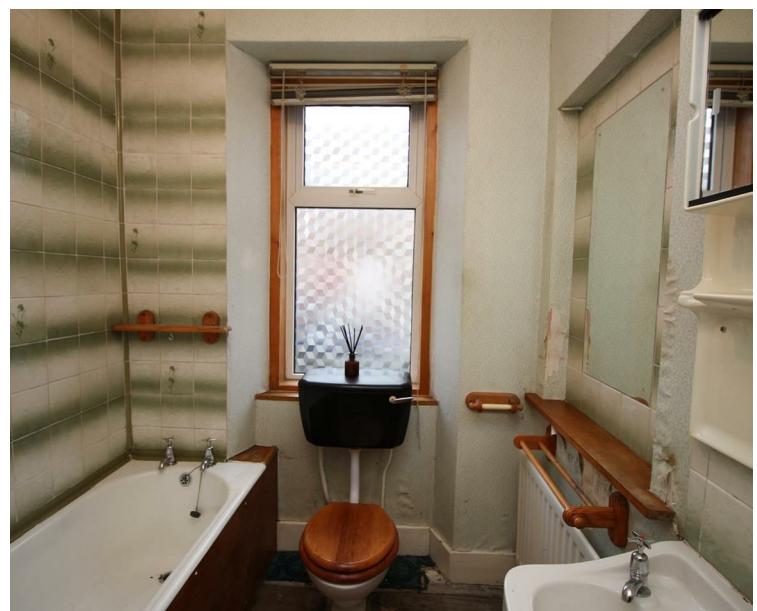
#### **Services**

Mains gas, electricity, water and drainage.

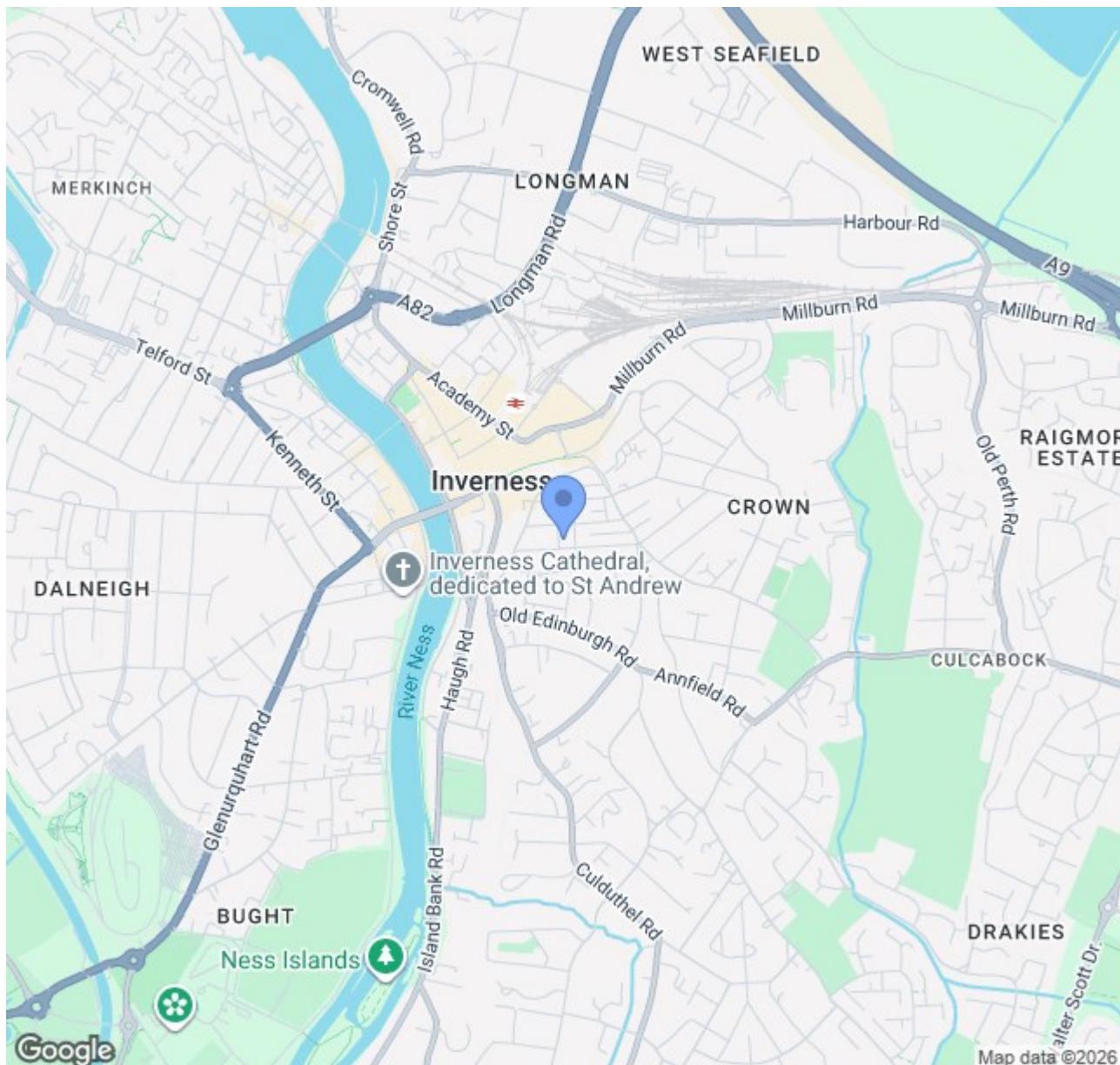
#### **EPC Rating D**

#### **Council Tax Band B**

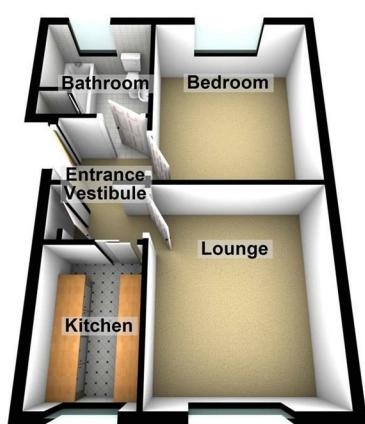




## Area Map



**Ground Floor**



**Energy Efficiency Graph**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	59
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.