

3 Bales Buildings, Argyle Street, Inverness, IV2 3BE

- First floor flat.
- Shower room.
- Double glazing.
- Living room and kitchen.
- WC room.
- Private drying area.
- One double bedroom.
- Electric heating.
- Permit parking.

Offers Over £105,000

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

This property has its own private entrance with the accommodation comprising the entrance vestibule which allows access to the stairs and landing, lounge and kitchen area with feature fireplace, one spacious double bedroom benefiting from ample fitted storage as well as a box room and ensuite shower room with the WC completing the accommodation. This property benefits from electric heating and double glazing throughout.

There is a shared access road at the back of the building which provides access to all privately owned drying greens. The drying green for number 3 offers a small lawn area and a garden shed.

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

Located in the sought-after Conservation area of Crown, this area is very well-established and offers 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 thoroughfare of the Kingsmills shopping area include bakery, delicatessen, cafés, convenience store, hotel and restaurant, chemist, gift and craft shop, hairdresser and beautician. Doctors, dental surgery, opticians 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 bus and train stations are both located within walking distance. Inverness Airport is approximately a 20-minute drive from the property.

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. At the traffic lights, take a slight right turn onto Southside Road take the first right onto Argyle Street. Number 3, Bales Buildings, will be on your left-hand side.

KEY POINTS

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

ACCOMMODATION

ENTRANCE/LANDING

2.06 x 1.85 (6'9" x 6'0")

The external door gives way to the stairs leading up into the property itself. The landing allows access to all living space and deep shelved, storage cupboards, wall mounted cabinet housing fuse box and electric meter, and rear facing window. The measurements shown above are measurements of the landing at the top of the stairs.



LOUNGE & KITCHEN

4.61 x 3.46 to 2.34 (15'1" x 11'4" to 7'8")

Open plan lounge and kitchen space with double aspect windows to the front and rear creating a bright and inviting space. The lounge area features a newly fitted and remote controlled, electric fireplace with tiled surround and wooden mantle. Access to loft hatch is from the lounge area, the hatch is fitted with a Ramsay ladder and leads to fully floored roof space. The kitchen area offers wall and base mounted cabinets, worktop space with 1 1/2 bowl stainless steel sink and draining board and integrated oven & grill.





SHOWER ROOM

2.80 x 0.90 (9'2" x 2'11")

Electric shower, wash hand basin, wall mounted and heated towel rail, shelving and hot water heater.



BEDROOM

4.21 x 3.15 (13'9" x 10'4")

Spacious double bedroom with fitted wardrobes and two chests of drawers, side and front facing windows, loft access, box room and ensuite shower room.

BOX ROOM

1.91 x 1.08 (6'3" x 3'6")

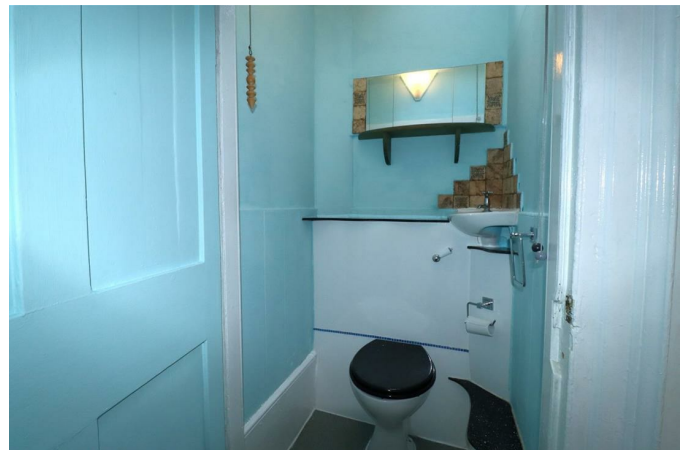
Small box room situated off the bedroom which could be used as a walk in wardrobe, dressing room or home office.



WC

0.99 x 0.96 (3'2" x 3'1")

WC, wash hand basin and skylight.



DRYING GREEN

Drying green located at the rear of Bales Buildings offering a small, private gravel and storage area.



COMMUNAL ACCESS

Communal lawn area/access road to all privately owned drying greens.



EXTRAS

Fitted floor coverings, light fittings, curtain poles/tracks, integrated appliances and garden shed are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. There is a gas main connection within the property although it has been capped off, the new owner can contact the gas board to reconnect the supply should they wish to. The connection is located in the lounge & kitchen.

EPC BAND

EPC Band E.

COUNCIL TAX BAND

The current council tax is Band A. 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

61534.



Illustration For Identification Purposes Only.
Not To Scale (ID1218670 / Ref:90903)



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