



## 10 King Brude Terrace, Inverness, IV3 8PT

- First floor flat.
- Two bedrooms.
- Shared driveway.
- Lounge.
- Bathroom.
- Gas central heating.
- Kitchen.
- Private garden.
- Double glazing throughout.

Offers Over £120,000

An exciting opportunity to purchase a first floor, two-bedroom flat in the established Scorguie area of Inverness offering a fantastic first-time buy or investment opportunity with well-proportioned rooms and a convenient location.

With its own private entrance which leads up to the accommodation comprising the hallway, bright and spacious lounge with lovely views over Inverness and towards the Kessock bridge, kitchen with ample storage space, two double bedrooms both benefitting from built-in wardrobes and the bathroom completing the accommodation. This property also benefits from a gas central heating system and double glazing throughout.

There is a private garden to the left of the property which features lawn space and a garden shed. The driveway is shared with the downstairs neighbours. Although in need of upgrading and modernisation throughout, this property will appeal to a range of potential purchasers and viewing is advised to appreciate the full potential and location of the property.

### LOCATION

Situated in the popular Scorguie area of Inverness this property offers an excellent location within the City. Local amenities such as convenience store, pharmacy, hair salon and takeaway restaurants are available within walking distance. Larger supermarkets, retail units and leisure facilities are also located within walking distance at Telford Retail Park. A comprehensive range of amenities are available in Inverness City Centre approximately 1.5 miles away.

Nearby leisure facilities include Kings Golf Club, Inverness Leisure Centre, and Inverness Ice Centre. The Caledonian Canal and Craig Phadrig are easily accessible from the property and offer pleasant walking routes through the local area.

Public transport offering routes across Inverness is available within walking distance from General Booth Road and Scorguie Road. Other travel routes, including the A9, A862 & A82, are easily accessible from the property.

For younger children, Primary Schooling is available at Muirtown Primary School just 0.1 miles from the property and older children would attend Charleston Academy which is located 1 mile away.

### DIRECTIONS

From Inverness City Centre head to Telford Roundabout and exit onto Telford Street, continue straight along Telford Street to the roundabout and take the second exit staying on Telford Street. Take a left at the second set of traffic lights onto King Brude Road and follow for 0.2 miles, turn left onto King Brude Terrace and follow the road where number 10 will be at the end of the cul-de-sac on your right-hand side, clearly sign posted by a South Forrest 'For Sale' board.

### KEY POINTS

- Well-proportioned accommodation.
- Good storage provisions.
- Close to local amenities and schools.
- Transport links nearby.
- Fantastic first-time buy or investment opportunity.
- Easy access to City Centre.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

1.55 x 1.21 (5'1" x 3'11")

Front external door, stairs to first floor and cupboard housing consumer unit and electric meter.

#### HALLWAY

3.19 x 0.91 (10'5" x 2'11")

Provides access to all living space. Large storage cupboard and loft hatch giving access to roof space.

#### LOUNGE

4.80 x 3.56 (15'8" x 11'8")

Bright and spacious lounge with views stretching across Inverness and towards the Firth and Kessock Bridge. Allows access into kitchen.



## VIEW FROM LOUNGE



## KITCHEN

2.99 x 2.25 (9'9" x 7'4")

Wall and base mounted cabinets, worktop space with stainless steel sink and drainer, large storage space, plenty of space for white goods, gas valve fitted into one of the base cabinets, rear facing window.



## BEDROOM ONE

3.51 x 2.74 (11'6" x 8'11")

Double bedroom with triple, built-in wardrobe and front facing window.



## BEDROOM TWO

3.00 x 2.68 (9'10" x 8'9")

Double bedroom with triple, built-in wardrobe housing the boiler and rear facing window.



## BATHROOM

1.96 x 1.69 (6'5" x 5'6")

Bath, WC, wash hand basin and rear facing textured glass window.



## REAR GARDEN

Private garden grounds with lawn space and garden shed. The privately own ground stretches down the side of the shared driveway to the roadside.



## SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

## COUNCIL TAX BAND

The current council tax is Band B. Please be aware that this may be subject to change upon sale.

## EPC BAND

EPC Band C.

## VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

## HSPC REFERENCE

61906.

## VIEWS OVER AREA



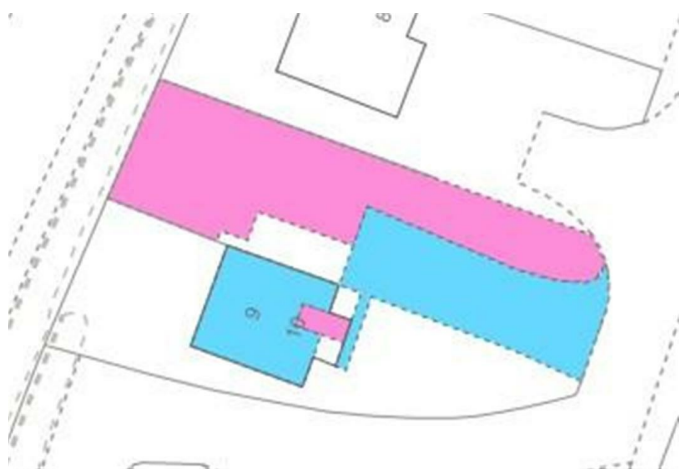
## SHARED DRIVEWAY

The driveway is shared with the neighbour downstairs at number 9. There is parking space available for multiple vehicles.



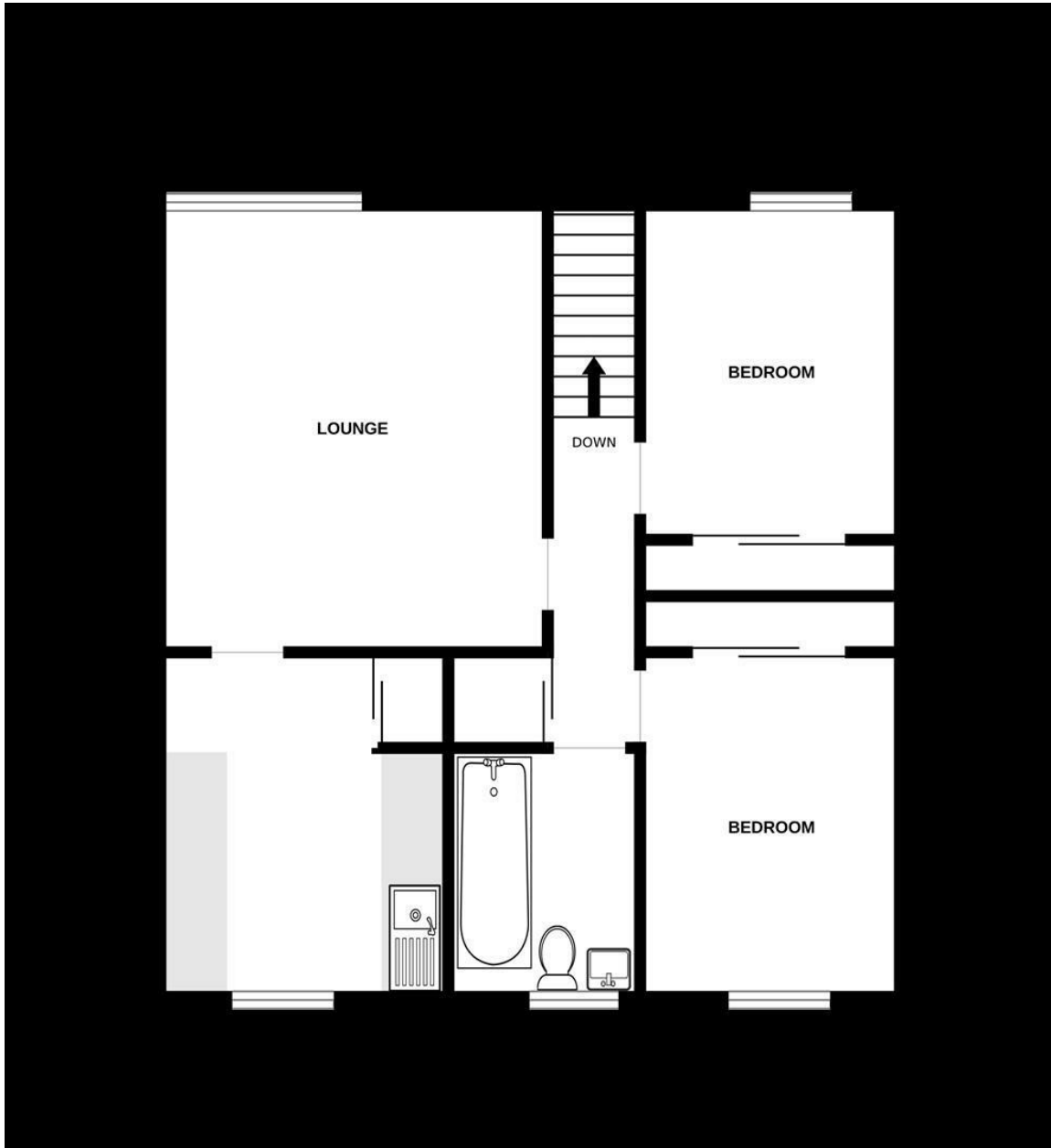
## PLANS REPORT

This property has full ownership of the first floor flat at number 10 and exclusive ownership over garden areas coloured pink and a right in common over areas coloured blue.



## EXTRAS

This property is being sold as seen, no repairs or upgrading works will be carried out by the seller prior to sale. Please note the boiler located in bedroom two is not in working order. Fitted floor coverings and light fittings are to be included in the sales price. Please note the seller is willing to include any items of furniture within the property in the sales price if of interest to the purchaser.



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