



3a CARLTON TERRACE, INVERNESS IV2 3QZ

A deceptively spacious ground-floor flat within ten minutes walk of the City centre, this property is well placed to enjoy the all the amenities on offer. In good decorative order, the flat is in walk-in condition, and would suit the young professional first-time buyer or provide a worthwhile buy-to-let opportunity.

Inverness, the capital of the Highlands, is one of the fastest growing cities in Europe. With all the facilities you would expect of a city this size, yet within 20 minutes of spectacular Highland scenery, it is no wonder that it is such a popular place to live and work. Access to main-line rail services to the South is readily available, and the Airport, 15 minutes out of town, is experiencing an increase in connections to more destinations in England and the Continent.

HSPC Ref No: 30635

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY: (1.91M x 2.03M)

With cupboard.

LIVING ROOM/KITCHEN: (5.8M x 3.7M)

Living area with aerial and Sky T.V. sockets, single radiator and telephone point.



Kitchen area with modern wall and floor mounted storage cupboards. Built-in ceramic hob and oven. Washing machine. Sink with drainer & mixer tap. Central heating boiler. Rear window overlooking communal garden.



BEDROOM 1: (4.27M x 3.08)

Built-in pine fronted wardrobe with additional overhead storage cupboards. Ample power points. Radiator.

BEDROOM 2: (3.12M x 1.83M)

Built-in pine fronted wardrobe.

BATHROOM: (3.25M x 2M)

3 piece suite with shower over bath.

OUTSIDE:

Communal garden to rear with drying area and bin store.

SERVICES:

Mains water, electricity, gas and drainage.

PRICE:

FIXED PRICE OF £110,000

CONDITIONS OF SALE:

All floor coverings and blinds throughout are included in the sale.

ENTRY:

To be agreed

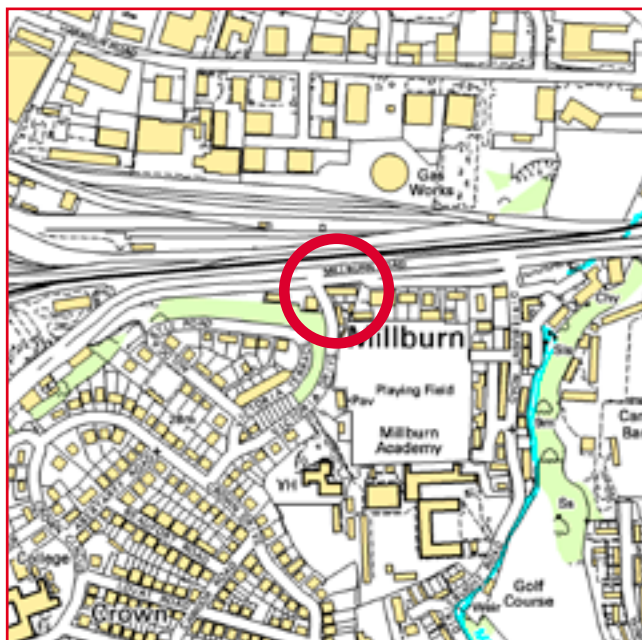
VIEWING:

Strictly through the Selling Agents.

All offers in the usual Scottish legal form should be submitted to:-

Wilsons,
Solicitors & Estate Agents
107 High Street, Invergordon
Tel: (01349) 852131

REF: JBW



These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.