

26 Blair Grove,
Inshes,
Inverness, IV2
6EY

Offers Over £215,000







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- Contemporary spacious 2 bedroom first floor apartment
- Stunning views over the Moray Firth, Kessock Bridge and Black Isle beyond
- Lounge, kitchen/diner, 2 double bedrooms, ensuite shower room, bathroom
- Ideal for young professionals or investors, has existing STL licence
- Fully furnished, secure entry, private parking with visitor spaces
- EPC band B









Fantastic opportunity to acquire this two bedroom apartment in walk in condition. It is on the first floor and has stunning views over the Moray Firth, Kessock Bridge and the Black Isle beyond. The apartment is a current Airbnb and can be sold with all the furniture and items associated with the holiday let. It is bright and airy with lots of natural light, with higher than standard ceilings, adding to the feeling of space. The lounge has French doors with a Juliet balcony, ideal to enjoy the stunning outlooks. The kitchen/diner has a sleek kitchen with integrated appliances including an electric hob, oven, extractor, fridge/freezer, dishwasher and washing machine. There is room for a dining table and 4 chairs, which is well placed to enjoy the views. There are 2 double bedrooms and both have double fitted wardrobes. The principal bedroom has a modern and stylish ensuite shower room and there is a separate contemporary bathroom with a shower over the bath. Two hall cupboards complete the accommodation. The apartment has gas central heating and double glazing throughout. Access is through a secure entry system and there is private parking. Overall, this is a superb purchase for investors and those looking for a stylish home with a view.

Location: Inshes is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes retail park and Beechwood business park. There are local amenities at Inshes Retail Park, including two supermarkets, a petrol station, nursery and Bannatyne's Health Club. Primary schooling is available at Inshes Primary School, with secondary pupils attending Millburn Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoor sports and activities.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, oven, extractor, fridge/freezer, dishwasher and washing machine.
All furniture and items associated with the holiday let.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Factoring: There is a factoring fee of £[TBC]. This includes the buildings insurance and the maintenance of the communal areas within the development.

Council Tax: Band D.

Tenure: Freehold.

Floor area: 73m2

Entry: By mutual agreement.

Viewing: Don't delay, get in touch with Tailormade Moves today to arrange a viewing.

Lounge
14'3" x 12'6" (4.36 x 3.82)

Kitchen
14'0" x 10'0" (4.28 x 3.05)

Bedroom 1
11'3" x 10'4" (3.45 x 3.17)

Ensuite
7'7" x 6'10" (2.33 x 2.09)

Bedroom 2
11'1" x 10'4" (3.40 x 3.15)

Bathroom
10'1" x 6'11" (3.08 x 2.11)





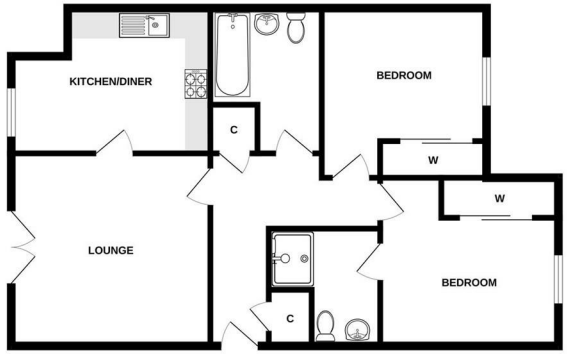








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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