



11 Fraser Street,
Haugh,
Inverness, IV2
4SR

Offers Over £123,000



This beautifully presented flat offers an ideal opportunity for first time buyers or investors. Situated on the ground floor of a traditional Victorian building it is ideally located within walking distance of the city centre. The bright lounge provides comfortable living space with room for a small dining table and chairs, flowing naturally into the modern fitted kitchen. The kitchen features an integrated fridge/freezer, oven, hob and hood, along with a free standing washer/dryer. It also enjoys direct access to the communal garden, with a patio area providing additional outdoor space.

The well proportioned double bedroom offers a calm and inviting retreat, enhanced by its own contemporary en suite shower room. The property also benefits from gas central heating, double glazing, convenient on street parking and a garden shed for additional storage. This attractive property is in a prime location and would make a perfect holiday let or first time buy.

- Stylish ground floor flat with own private entrance
- Excellent first time buy or investment property
- Shared enclosed garden, on street parking
- Prime central location, walking distance to city centre
- Lounge, kitchen, bedroom, en- suite shower room
- EPC Band D



Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, fridge/freezer and a free standing washer/dryer machine.

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

Council Tax: Band A

Floor Area: 30m²

Date of Entry: By mutual agreement.

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

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