



SouthForrest
Solicitors and Estate Agents



8 Drynie Terrace, Inverness

Entrance Hall
Living room

Kitchen
Inner hall

2 Bedrooms
Bathroom

Offers in the region of £92,000



8 Drynie Terrace is a spacious first floor flat located in the popular Hilton area of the city close to local amenities and a good range of shops on Tomatin Road which include a butcher, convenience store, post office and salon. A regular bus route is situated nearby and the city centre is a short drive away.

Inverness is the modern and thriving city in the highlands it offers the usual mix of high street stores and retail outlets, superb restaurants, good leisure and recreational facilities and a lively entertainment scene. It provides good access to road, rail and air links.



This deceptively spacious flat has been tastefully decorated and benefits from double glazing, electric heating and a feature coal fire set in a limestone surround and slate hearth. Viewing is highly recommended to appreciate the accommodation on offer.

Hall: 2.19m x 1.14m

The front door opens onto the hall which gives access to the kitchen and living room. Walk in cupboard with shelves, plumbed for washing machine and housing electric meter. Wooden flooring. Night storage heater.

Living room: 5.07m x 3.44m at widest points

A well proportioned room facing the front of the property featuring a coal fire set in limestone surround and slate hearth. Wooden flooring. Door to inner hall.

Kitchen: 2.88m x 2.18m at widest points

Fitted with modern floor and wall mounted units incorporating stainless steel sink. Space for fridge freezer. Partially tiled. Rear window.

Inner hall

Access to 2 bedrooms and bathroom.

Bedroom 1: 3.76m x 3.52m

Double bedroom with front outlook. Built in wardrobe with hanging rail and shelf. Airing cupboard housing hot water tank and linen shelves. Laminate flooring. Panel heater.

Bedroom 2: 4.25m x 2.32m

Rear facing double bedroom. Laminate flooring. Panel heater.

Bathroom: 2.93m x 1.58m

Fitted with a white bath, wash basin and WC. Shower screen and electric shower head over bath. Partially tiled. Slate flooring. Rear window.

Outside

There is a coal cupboard which provides good storage space for the flat and a communal drying/grass area. The shed for number 8 is included in the sale price.





Conditions

All blinds, curtains, floor coverings, fridge freezer, cooker (free standing), washing machine, tumble drier and sofa are included in the sale price. All remaining furniture negotiable.

Additional Notes

All paint, spare tiles, spare flooring stored in coal cupboard is included in sale. Log basket etc. will also be left. Garden maintenance is by flat occupiers – no factor.

Council Tax

Band B

Post Code

IV2 4UP

Home Report

A Home Report exists for this property and can be made available to seriously interested parties.

Entry

By mutual agreement

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Price

Offers in the region of £92,000



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