



**SouthForrest**  
Solicitors and Estate Agents



19 DOUGLAS ROW, INVERNESS

Hall  
Sitting room

Kitchen  
Dining room

Bathroom  
3 Bedrooms

Offers around £65,000



Terraced cottage in need of complete renovation located on the riverside close to the city centre.

Inverness, the main business and commercial centre for the Highlands, provides all the facilities of an expanding city including modern shopping centres, excellent recreational facilities and good road, rail and air links.

19 Douglas Row offers an ideal opportunity to those seeking a renovation project. The accommodation, arranged over two floors, is well proportioned and the front facing rooms enjoy views of The River Ness. The cottage, which is B Listed, has partial electric heating. There is on street permit parking and a small area to the rear of the cottage.

**Hall**

From the hall access can be gained to the sitting room, kitchen and bathroom. Stairway to the first floor landing. Under stairs storage cupboard.

**Sitting room:** 3.02m x 4.30m

Well proportioned room with front facing window.

**Kitchen:** 4.26m x 2.80m

Fitted with cupboards and shelving and incorporating a stainless steel sink. Rear facing window and door to dining room.

**Dining room:** 2.48m x 3.70m

Located directly off the kitchen with side facing window.

**Bathroom:** 3.71m x 1.60m

Fitted with a wash hand basin, WC and bath with electric shower above.

**First floor**

Three bedrooms are located on the first floor of the property.

**Bedroom 1:** 4.06m x 3.47m

Spacious room with front facing window.

**Bedroom 2:** 2.57m x 2.72m

With front facing window.

**Bedroom 3:** 3.58m x 3.45m

Of good dimension with large store room located off it.

**Store room:** 1.87m x 2.05m

**Council Tax**

Band B

**Post Code**

IV1 1RE

**Viewing**

Through South Forrest Property Department on 01463 250255

**Price**

Offers around £65,000



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