



**SouthForrest**  
Solicitors and Estate Agents



9 GREIG STREET, INVERNESS

Hall

Sitting Room

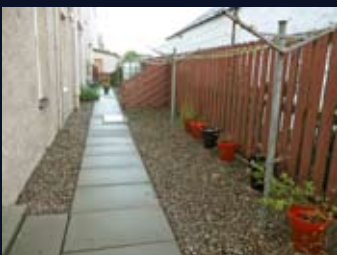
Kitchen

Shower Room

2 Bedrooms

Shared drying green

Offers over £78,000



Ground floor flat, (left hand side) in need of renovation, located close to the city centre.

Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in its multitude of amenities and high standard of living. Inverness boasts a wide choice of restaurants, quality hotels and has a lively cultural and entertainment scene.

9 Greig Street is located in an established residential area, close to the River Ness and within easy reach of the city centre and Telford Street where a good range of superstores can be found.

This ground floor flat in need of upgrading and refurbishment would ideally suit those seeking a renovation project. The accommodation is accessed through a front communal door and is placed on the left hand side. The property benefits from double glazing. A small communal drying green lies to the rear of the flat. It is understood that parking is available by permit from the Highland Council.

**Hall:** 4.19m x 1.21m  
The front door opens directly to the hall. From the hall access can be gained to the bedrooms, sitting room, kitchen and shower room.

**Sitting room:** 3.69m x 4.00m  
A well proportioned room with front facing window. Open fireplace with a wooden surround and mantle.

**Kitchen:** 3.26m x 3.57m  
Spacious room with floor based and wall mounted units incorporating a stainless steel sink, large cupboard. Rear facing window. There is an airing cupboard that houses the hot water tank.

**Bedroom 1:** 2.01m x 3.75m  
Front facing window.

**Bedroom 2:** 3.71m x 2.22m  
With rear facing window.

**Shower room:** 1.28m x 2.20m  
Fitted with a WC, wash hand basin and electric shower in shower cubicle.

**Conditions**  
Sold as seen.

**Entry**  
By mutual agreement

**Council Tax**  
Band B

**Post Code**  
IV3 5PT

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

**Viewing**  
By appointment through South Forrest Property Department on 01463 250255

**Price**  
Offers over £78,000



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