



**SouthForrest**  
Solicitors and Estate Agents



17 Abban Street, Inverness

Living room  
Kitchen  
Bedroom  
Bathroom

Offers over £79,000



17 Abban Street is a ground floor flat situated close to the centre of the city and ideally placed to take full advantage of the local amenities including a good range of superstores and supermarkets on Telford Street.

Inverness is an exciting, cosmopolitan city with a thriving local economy, which is 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.

This property is predominately double-glazed and benefits from gas central heating and a good location to be near the hub of the city. A degree of upgrading would enhance this property and is a great opportunity for those seeking their first purchase. Viewing is highly recommended to regard its future potential.

### Entrance

The flat shares an entrance hallway with the first floor flat giving access to the rear garden.

### Hall

The front door opens onto a small hall giving access to the living room, bedroom and kitchen.

### Living room: 4.39m x 3.36m

Well proportioned room with front facing outlook. Gas fire on small tile hearth with shelf above. To the left of the fire are two cupboards one with shelving and the other housing the boiler. Radiator.

### Kitchen: 0.97m extending to 2.60m by 0.86m extending to 1.38m

Small kitchen fitted with floor and wall mounted units incorporating stainless steel sink. Plumbed for small washing machine. Partially tiled.

### Bedroom: 3.62m x 2.83m

Rear facing double bedroom with garden view. Access to bathroom. Radiator.

### Bathroom: 1.56m extending to 1.97m x 1.46m

Fitted with a bath, wash basin and WC. Cupboard with shelves. Rear window. Radiator.

### Garden

At the front of the property there is a small garden area and to the rear the garden is laid to lawn with small borders incorporating mature plants and shrubs. The rear garden is shared with the first floor flat of number 17.

### General

Parking is available through a permit from the local authorities.

### Conditions

All carpets, floor coverings, curtains, table and chairs, sofas, sideboard, bed, bedside cabinet, small chest of drawers, wardrobe, bookcase (in bedroom), portable Russell Hobbs stove, microwave, fridge and washing machine are included in the sale price.

### Council Tax

Band B

### Post Code

IV3 8HJ

### Home Report

A Home Report exists for this property and can be made available for those who have noted an interest through their solicitor.

### Entry

By mutual agreement

### Viewing

By appointment with the seller on 07881734357 or through South Forrest Property Department on 01463 250255.

### Price

Offers over £79,000

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