4 Murray Terrace, Smithton, INVERNESS, IV2 7WX

• Entrance Vestibule
• Lounge
• Kitchen
• Bedroom
• Bathroom
• Double Glazing
• Electric Heating
• Allocated Parking Space
• Close to Local Amenities

Offers Over £88,000
This nicely proportioned one bedroom ground floor flat is located in the popular Smithton area of Inverness. The lounge is of good size with rear aspect views. The well fitted kitchen benefits from a good range of wall and base units and the good sized bedroom with double mirrored wardrobe looks out to the side elevation of the property. Completing the accommodation is the newly fitted bathroom with shower over bath. Benefiting from double glazing, electric heating and allocated parking, this property would make an ideal purchase for the first time buyer or as a buy to let investment.

Inverness is an exciting cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide range of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London and beyond.

LOCATION
The property is located in the popular area of Smithton which lies approximately 5 miles east from Inverness city centre. There is a local Co-op store close by which provides a good range of everyday essentials. A wider range of local amenities can be found in nearby Culloden which includes Harry Gow bakers, a convenience store, butchers, chemist, takeaway and a medical centre. There is a primary school in Smithton and secondary schooling is available in Culloden. There is a regular bus service to and from Inverness city centre. Inverness Airport is located at Dalcross approximately 6 miles east of Smithton.

DIRECTIONS
From Inverness, take the A96 road travelling towards Nairn. Continue passing the Tesco Superstore on the right and at the next roundabout take the right exit on to the Smithton/Culloden road. At the traffic lights, after passing the BP garage, turn right into Tower Road. Take the second right turn into Murray Road. Murray Terrace is the first road on the left and No. 4 is the first turning to the left.

SIDE

KEY POINTS
Nicely Proportioned Accommodation
Allocated Parking Space
Close to Local Amenities and Bus Stop
Close to Dalcross Airport

ENTRY
The property is accessed through it's own independent entrance.

ACCOMMODATION
Front door leads to entrance vestibule.

ENTRANCE VESTIBULE
2.71m x 0.90m (8’11” x 2’11”)
Wall mounted electric fuse box. Storage heater.

LOUNGE
4.66m x 4.20m (15’3” x 13’9”)
Good sized lounge with window to the rear elevation. Under stair storage cupboard. Storage heater. Doors from the lounge lead to the kitchen, bedroom and bathroom.

KITCHEN
2.89m x 1.83m (9’6” x 6’0”)
Nicely fitted kitchen with a good range of wall and base units providing ample storage. Stainless steel sink and drainer with mixer tap. Integrated cooker with hood. Washing machine and fridge freezer. Wall fixed extractor fan.
**BEDROOM**

2.97m x 2.91m (9'9" x 9'7")
Window facing side elevation. Double mirrored wardrobe with hanging space and shelves.

**BATHROOM**

2.87m x 1.70m (9'5" x 5'7")
Bathroom suite comprising WC, wash hand basin and bath with ‘Mira’ shower over. Part wet wall around bath. Towel rail, grab handle, mirrored medicine cabinet. Cupboard housing hot water tank with shelf. Wall fixed fan heater. Wall fixed extractor fan.

**SERVICES**
The subjects benefit from mains electricity and water. Drainage is by way of the public sewer.

**COUNCIL TAX**
The current council tax is Band B. Please be aware that this may be subject to change upon sale.

**EXTRAS**
All fitted floor coverings, curtains, poles, blinds, washing machine, fridge/freezer; all integrated appliances including hob, extractor hood, oven and grill and rotary airer are included in the sale price. PLEASE NOTE: There is no warranty as to the working condition of the washing machine.

**EPC BAND**
Band D

**VIEWING**
By appointment through South Forrest Property Department on 01463 250255.

**HSPC**
57623

**PLEASE NOTE**
Furniture can be purchased by separate negotiation.