

153 MURRAY TERRACE, SMITHTON, INVERNESS IV2 7WZ

Offers over £117,000



Self-contained, ground floor, two bedroom flat located set in a quiet location, yet close to many amenities and bus routes.

R&R Urquhart LLP



153 Murray Terrace is located in the popular Smithton area in the suburbs of the city of Inverness, and should appeal to a variety of buyers including first time buyers, young professionals or a buyer looking for a property with excellent letting potential.

Benefitting from independent access, along with modern electric heating, timber double glazing and a allocated parking space along with ample communal parking.

The property is entered into via timber front door into a spacious vestibule which also houses the electric circuit unit.



A door then leads into the open-plan lounge/dining/ kitchen which has been modernised and fitted with a good selection of wood effect wall and base units, and includes a fridge freezer, dishwasher, washing machine, oven, ceramic hob, extractor hood, and a 1½ bowl stainless steel sink. A slatted shelf airing cupboard also houses an Ariston water heater, which heats water on demand. There is also ample room for dining and living room furniture.

An internal hall accesses two carpeted bedrooms, one of double capacity, one single, and both with built-in wardrobes. To complete the accommodation is a refurbished shower room comprising a white WC, wash hand with storage below, and a walk-in shower cubicle with

easy slide door and housing a Mira electric shower. The room is completed by a chrome electric towel rail, shaver light, and a mirrored storage cabinet above the wash hand basin.

Externally, the property is set within a communal garden area, and benefits from an allocated parking space, along with additional parking for visitors. Local amenities within walking distance include shops, bakers, post office, pharmacy, nursery and hairdressers. There are also primary and secondary schools close-by which also offer leisure facilities. UHI Campus is also close-by, with regular buses providing access to Inverness city centre, and Inverness Retail Park.

Approx. Dimensions

Vestibule	2.61m x 0.90m
Lounge/Kitchen	4.49m x 3.99m
Inner Hall	2.02m x 0.93m
Bedroom 1	2.69m x 2.98m (including wardrobes)
Bedroom 2	2.68m x 1.67m
Shower Room	2.37m x 1.87m

Extras Included

Washing machine, fridge freezer, dishwasher, oven, hob, curtains, fitted floor coverings, shed.

Heating	Electric heating
Double Glazing	Timber double glazing
Council Tax	Band B
EPC Rating	Band D
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains







The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.