

middleton ross & arnot



2 Charles Street, Crown, Inverness, IV2 3AQ

Ground Floor Flat
Entrance Hall
Lounge
Inner Hall
Large Kitchen/Diner
Two Bedrooms
Shower Room
Rear Lobby
Ample Storage
Double Glazing
Electric Storage Heating
Permit Holder Parking
Convenient Central Location
EPC Band C



Offers Over £110,000



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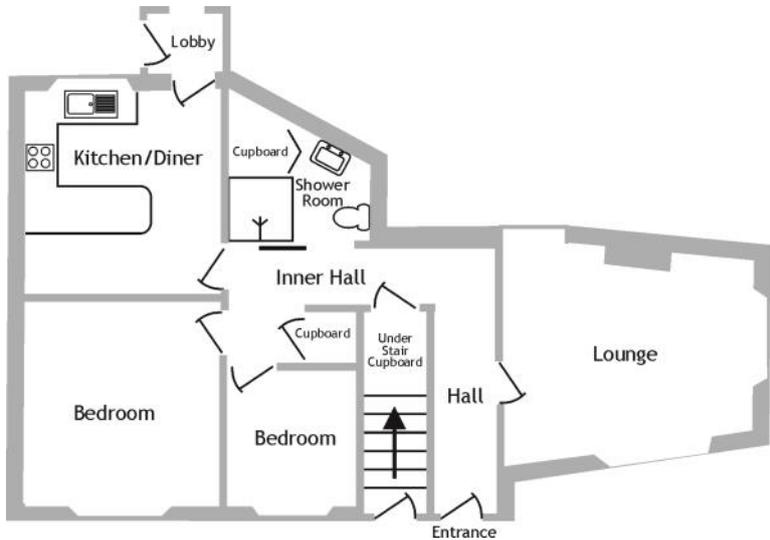


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This ground floor flat is situated on the corner of Charles Street and Ardconnel Street in the popular, highly sought after Crown district of Inverness just a short walk from the centre of the City which has a wide variety of facilities including an extensive assortment of shops, restaurants, bars, hotels, leisure and entertainment venues. The bus and train stations are a short walk from the flat and the Airport is 8½ miles away. Nearby there is a chemist, convenience store and a doctors surgery in Kingsmills. Crown Primary school is within walking distance of the flat with older children attending Millburn Academy.

2 Charles street is a bright and spacious flat which is situated on the periphery of the Crown Conservation Area and is approximately 120 years old. The flat is in walk-in condition having been redecorated in bright neutral colours and has new carpeting throughout. There is ample storage space. The property benefits from electric storage heating and double glazing which is still under the guarantee period, a gas pipe runs to the property. There is a small amount of garden ground to the side of the house which is fully paved. Parking is on the street for which a permit is required. This flat would be an ideal first time purchase, buy-to-let or holiday accommodation.



Services: Mains water, electricity and drainage, (gas pipe to house)
 Council Tax—B
 A Home Report is available from OneSurvey.org
 To arrange a viewing call Middleton Ross & Arnot on 01349 865125
 HSPC Out of Hours Call 01463 231173
 Monday to Friday 8am - 9am & 5pm -11pm
 Saturday 8am -11pm
 Sunday 8am—11pm
 Email: property@middletonross.co.uk

Entrance Hall	4.96m x 1.27m
Lounge	4.23m x 4.18m
Inner Hall	5.16m x 1.22m
Kitchen/Diner	3.90m x 3.74m
Bedroom	2.58m x 2.29m
Bedroom	3.91m x 3.74m
Shower Room	2.73m x 1.50m
Rear Lobby	1.45m x 1.20m
(Measurements are at widest points)	

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

Carpets, blinds and some kitchen appliances are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order.