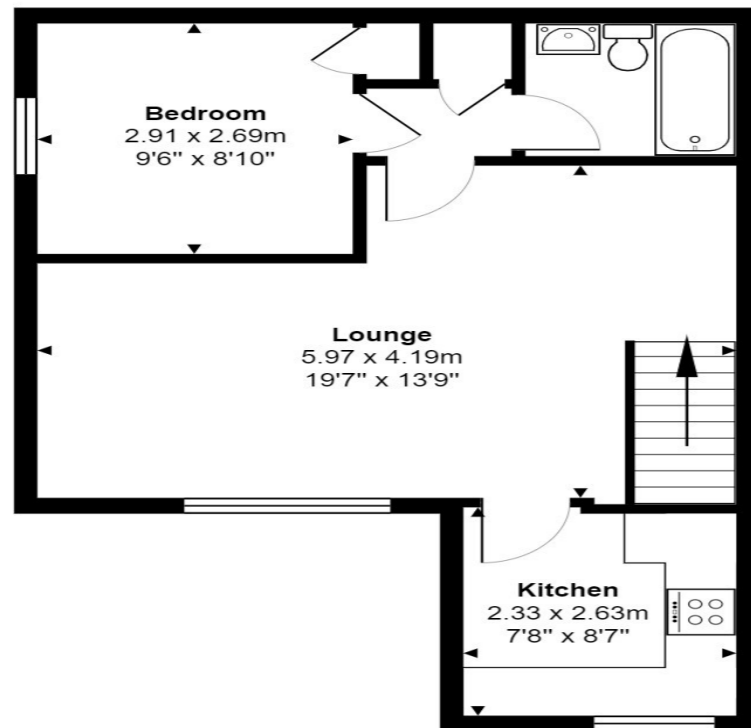


**125b Murray Terrace**



**Services**

Mains water, electricity, and drainage.

**Extras**

All fitted carpets, floor coverings, curtains and blinds. A fridge-freezer and a washing machine. Some items of furniture are available under separate negotiation.

**Heating**

Electric heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

B

**Viewing**

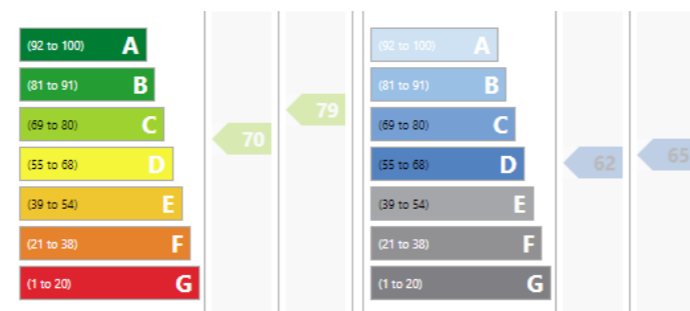
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £105,000  
 A full Home Report is available via Munro & Noble website.



**125b Murray Terrace**  
**Inverness**  
**IV2 7WZ**

An immaculate, one bedroomed, first floor flat located in Smithton, that is fully double glazed and has views towards the Kessock bridge.

**OFFERS OVER £103,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

**Property Overview**

-  Flat
-  1 Bedroom
-  1 Reception
-  1 Bathroom
-  Electric
-  Communal
-  Residents' Parking

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge/Diner



Kitchen

**Property Description**

Located in a quiet position, this impressive one bedroomed first floor flat is located in the desirable Smithton area of the city of Inverness and will suit a variety of potential purchasers including first time buyers, young professionals or those looking for a property with great letting potential. Offering accommodation that is in walk-in condition throughout, early viewing is highly recommended to fully appreciate the location and the size of the accommodation within. The property boasts its own independent access, electric central heating and double glazed windows. It comprises an entrance stairwell which leads to the bright and roomy lounge/diner, where stunning views over the countryside and beyond can be enjoyed, a kitchen, an inner hall (which storage cupboard) a double bedroom with a wardrobe and a bathroom comprising a WC, a wash hand basin, a vanity shelf and a bath with electric shower over. The kitchen is fitted with attractive wall and base mounted units with worktops and splashback tiling a stainless steel sink with mixer tap and drainer and included in the sale is the washing machine and fridge-freezer.

Externally, the property sits within a well-kept communal garden area and comes with a private residents parking space, along with additional ample parking for visitors.

125B Murray Terrace is located in an established area of Smithton to the east of Inverness. There are excellent local amenities within walking distance including shops, bakers, post office, pharmacy, nursery and hairdressers. Primary schooling is available at Smithton Primary school, with secondary pupils attending Culloden Academy, which also offers a range of leisure facilities including a swimming pool. It is also in close proximity to the UHI Campus. Regular buses provide access to Inverness city centre which offers a wide range of shops, restaurants, recreational and leisure facilities whilst Inverness Retail Park, about 2 miles away, has a variety of shops, cinema, DIY store and leisure complex. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are nearby.

**Rooms & Dimensions**

Entrance Stairwell

Lounge/Diner

Approx 5.96m x 2.97m

Kitchen

Approx 2.32m x 2.53m

Inner Hall

Bedroom

Approx 2.90m x 2.68m

Bathroom

Approx 1.83m x 1.70m

**Bathroom**



Lounge/Diner



Bedroom

