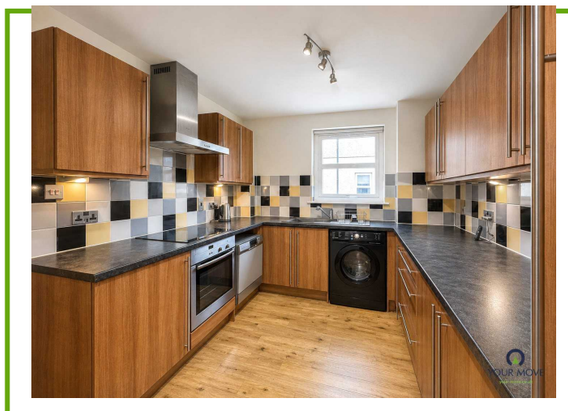


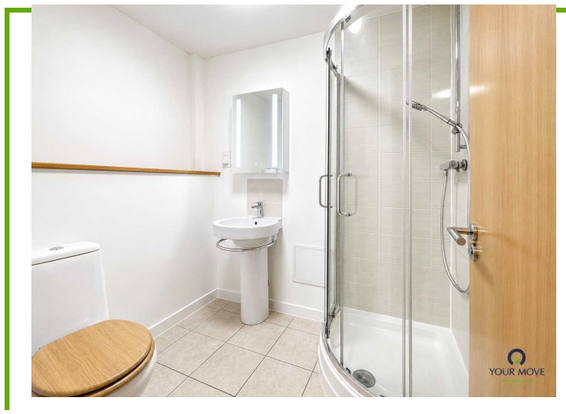


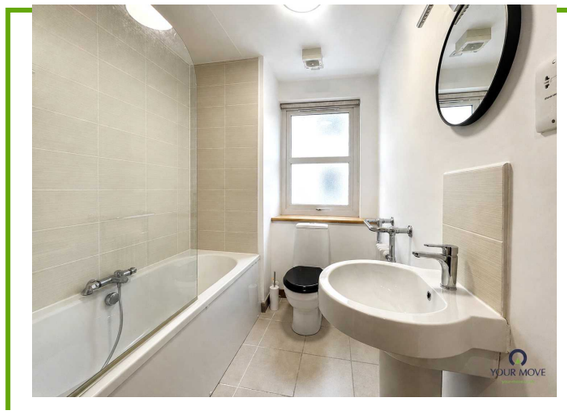












Flat 12, Farraline Court, Strothers Lane, Inverness, Highland, IV1

Offers Over: £145,000

Tenure: Freehold

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The Property Ombudsman

Flat 12, Farraline Court, Strothers Lane, Inverness, Highland, IV1

Offers Over: £145,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C

The Property
Situated in the heart of Inverness City Centre, this well-presented two-bedroom flat offers modern, low-maintenance living with everything you need right on your doorstep. Featuring a spacious lounge diner, a modern fitted kitchen, two generous bedrooms including a principal bedroom with en-suite, and a family bathroom, this property is perfectly suited to first-time buyers, professionals, downsizers or investors alike.

Designed with practicality in mind, the welcoming entrance hall provides convenient access to every room, creating a flowing and functional layout. Large windows throughout allow an abundance of natural light to fill the home, creating bright and inviting living spaces. Combining comfort, convenience and an unbeatable central location, this property presents an excellent opportunity to enjoy city living or expand an investment portfolio.

Entrance Hall
A welcoming entrance hall offering access to all accommodation. Providing a practical layout with useful storage, this central hallway creates a great first impression and enhances the overall flow of the home.

Lounge/Dining Room
12'1" x 17' (3.68m x 5.18m)
A bright and generously proportioned reception room featuring attractive oak flooring and dual windows allowing plenty of natural light to flood the space. The room comfortably accommodates both lounge and dining furniture, making it ideal for relaxing, entertaining or working from home.

Kitchen
11'2" x 8'7" (3.4m x 2.62m)
A contemporary fitted kitchen offering an excellent range of wall and base units with generous worktop space. Integrated appliances include an electric oven, hob, extractor hood and dishwasher, with additional space for a washing machine and freestanding fridge freezer. The practical layout makes this an ideal kitchen for everyday living.

Bedroom One
8'7" x 10'2" (2.62m x 3.1m)
A spacious double bedroom complete with fitted mirrored wardrobes providing excellent storage. Finished with attractive oak flooring and benefiting from its own en-suite shower room.

En-Suite Shower Room
6'10" x 5'2" (2.08m x 1.57m)
Modern and well presented, comprising a corner shower enclosure, WC and wash hand basin with contemporary fittings.

Bedroom Two
7'10" x 10'4" (2.4m x 3.15m)
A well-proportioned second double bedroom offering flexibility as a guest room, home office or nursery, with oak flooring and pleasant natural light.

Bathroom
6'11" x 5'10" (2.1m x 1.78m)
A stylish family bathroom fitted with a modern white suite comprising bath with shower attachment, WC, wash hand basin and heated towel rail, finished in neutral tones.

Location
The apartment benefits from secure communal entrance with lift and stair access to all floors. Situated within the heart of Inverness city centre, residents enjoy immediate access to a fantastic selection of shops, cafés, restaurants and everyday amenities right on the doorstep.

Factoring fees are £72.00 per month to include buildings insurance, communal area cleaning (including external windows) and routine life servicing. Factor charge details have been provided by the seller but their accuracy cannot be guaranteed as we may not have seen a copy of the contract. Should you proceed with the purchase of this property, full details must be verified by your solicitor.

Strothers Lane enjoys an enviable position within Inverness city centre, placing everything the Highland Capital has to offer within easy walking distance. The property is moments from the Eastgate Shopping Centre, Inverness Railway Station, bus station and a wide range of cafés, restaurants, bars and independent retailers.

The picturesque River Ness, Inverness Castle Experience, Eden Court Theatre and beautiful riverside walks are all close by, while excellent transport links provide easy access throughout the Highlands, Inverness Airport and the A9.

The central location makes this property particularly attractive for professionals, commuters, first-time buyers, investors and those looking for a convenient city base with everything on the doorstep.

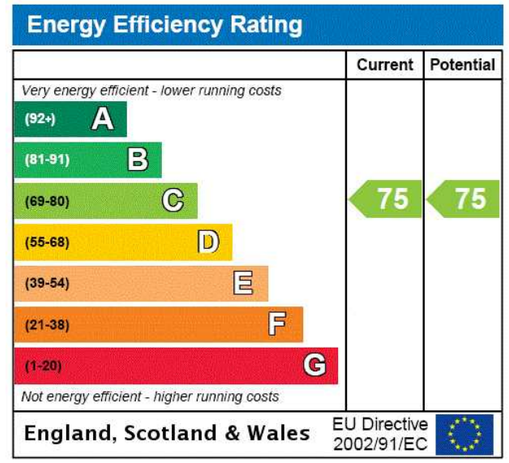
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All Measurements
All Measurements are Approximate.

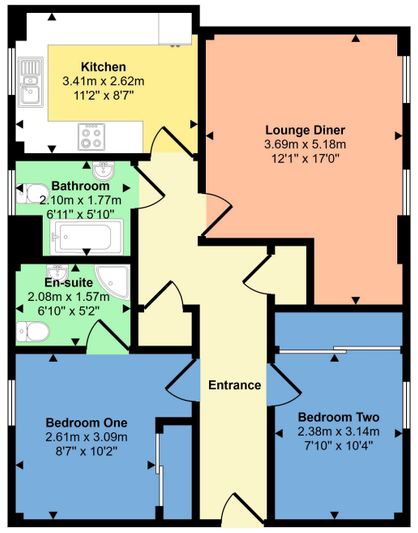
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

EPC
For full EPC please contact the branch.



Approx Gross Internal Area
68 sq m / 729 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.