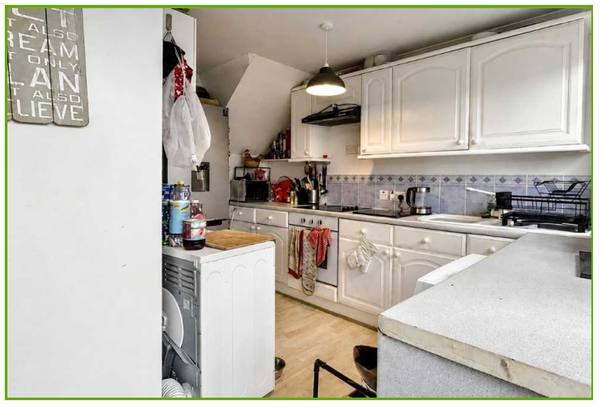




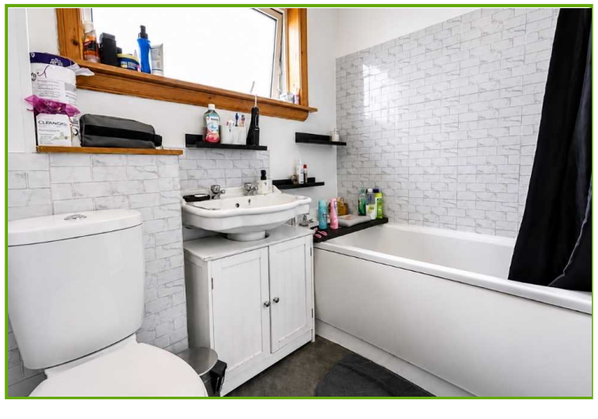












Oldtown Place, Inverness,
Highland, IV2

Offers Over: £150,000

Tenure: Freehold

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The Property Ombudsman

Oldtown Place, Inverness, Highland, IV2

Offers Over: £150,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D

A spacious two bedroom end terrace home located in the popular Hilton area of Inverness. This property offers comfortable living ideal for first time buyers, families or investors and situated close to local amenities.

Entrance Hall
The property is entered into a welcoming hallway, with staircase rising to the first floor and access through to the main ground-floor accommodation.

Lounge / Diner
10'11" x 22' (3.33m x 6.7m)
A particularly spacious and versatile reception room. There is ample space for both comfortable lounge furniture and a full dining table and chairs, making this an ideal room for everyday living and entertaining. Windows provide good natural light, while the generous proportions allow flexibility in furniture arrangement.

Kitchen
7'4" x 12'2" (2.24m x 3.7m)
The kitchen is fitted with a range of wall and base units with worktop surfaces and tiled splashbacks. There is space for a selection of freestanding appliances, while the large window provides plenty of natural light and an outlook towards the garden.

Landing
The staircase leads to the first-floor landing, which provides access to both bedrooms and the family bathroom.

Bedroom 1
15'4" x 10'3" (4.67m x 3.12m)
A generous double bedroom offering plenty of space for a double bed together with wardrobes and additional bedroom furniture.

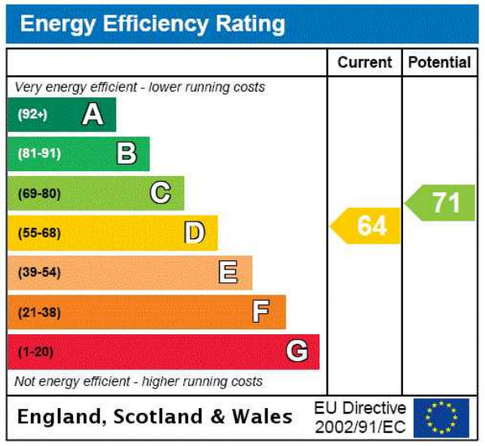
Bedroom 2
11'7" x 11'1" (3.53m x 3.38m)
A second well-proportioned double bedroom offering flexibility for use as a bedroom, guest room or home office depending on the purchaser's requirements.

Bathroom
6'6" x 5'4" (1.98m x 1.63m)
The bathroom is fitted with a white three-piece suite comprising WC, wash hand basin and bath. A window provides natural light and ventilation.

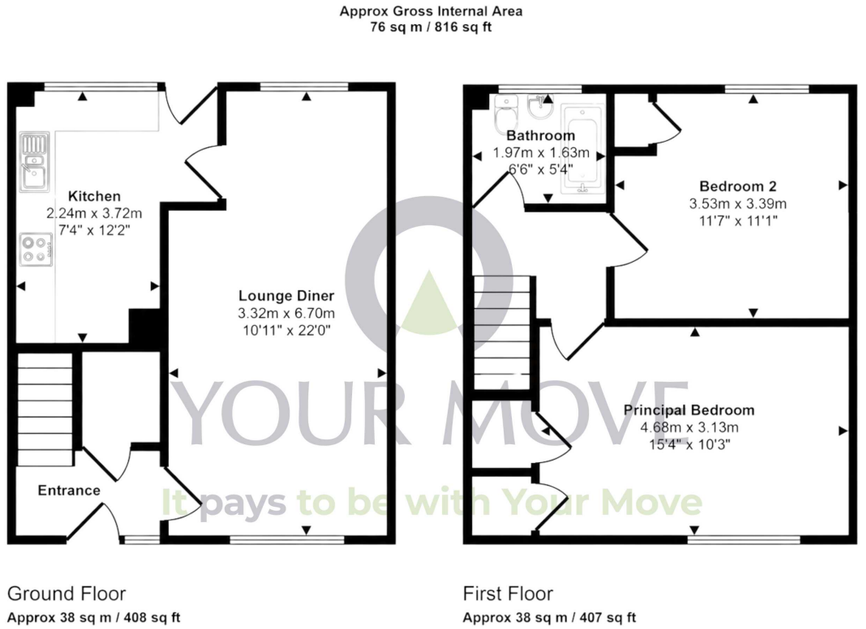
External
The property benefits from garden areas to both the front and rear. The front garden incorporates paved and gravelled areas together with established planting, while the enclosed rear garden is predominantly laid to lawn with a paved patio and pathway, providing useful outdoor space.

Additional
Further benefits include gas central heating and double glazing. Located within Inverness, Oldtown Place provides convenient access to the city's wide range of shops, schools, leisure facilities and transport connections. The property offers an excellent opportunity for purchasers looking for a spacious home that they can personalise over time, while the generous accommodation and garden space should also appeal to investors seeking a practical two-bedroom property in the Highland capital.

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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.



For full EPC please contact the branch.



Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 38 sq m / 407 sq ft

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.

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