Apartment 300, By The Bridge Bridge Street, Inverness, IV1 1HD

Offers Over
£375,000







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- Stunning third floor apartment with wraparound balcony
- Views of Inverness Castle and the River Ness
- Successful Airbnb with transferable short-term let licence
- Open plan lounge/kitchen/diner, 2 double bedrooms, both ensuite, WC
- Allocated underground parking and lift access
- EPC band D









A rare opportunity to acquire this stunning third floor apartment in the highly sought after By the Bridge development. It enjoys one of the finest outlooks in the city, with views of Inverness Castle, the River Ness and the surrounding hills. The property is currently run as a successful Airbnb and holds a short-term let licence, which can be transferred to a new owner. The sale can include the furniture and future bookings, making this a turnkey investment with income from day one. It would equally suit professionals, downsizers or anyone looking for a stylish home in the heart of the city. The spacious, dual aspect open plan lounge/kitchen/diner has floor-to-ceiling windows that flood the room with light and frame the views. There is direct access to the balcony, making this a wonderful space for relaxing or entertaining. The modern kitchen has an excellent range of white wall and base units, with an integrated hob, double oven, extractor, fridge/freezer and dishwasher. The utility room has a washing machine, which is included in the sale. There are 2 generous double bedrooms, both finished in a calm, neutral style and both with their own ensuite. One bedroom also has glazed doors opening onto the balcony with views towards the castle. A separate WC off the hallway completes the accommodation. There is double glazing and electric heating throughout, with a video entrance system and lifts to all floors. The superb wraparound balcony brings the river right to your door and there is an allocated space in the private underground car park. Overall, this is an outstanding city apartment with a genuine wow factor, and early viewing is highly recommended.

Location: By the Bridge sits in the heart of Inverness beside the Ness Bridge, with the castle and riverside walks on the doorstep. The city centre shops, restaurants and cafés are all within a short walk, as are the Eastgate Shopping Centre, Eden Court Theatre and the Ness Islands. The railway and bus stations are within easy walking distance and Inverness Airport is around a 20 minute drive. The city provides an extensive choice of shopping, leisure and recreational activities associated with city living, and there is easy access to a wide variety of outdoor sports and activities across the Highlands.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains and window blinds. Integrated appliances include the hob, double oven, extractor, fridge/freezer and dishwasher, along with the washing machine. The furniture and future Airbnb bookings can be included in the sale.

Services: Mains electricity, water and drainage. Telephone and broadband.

Maintenance Charges: There is a factor fee of £292 per month. This includes the buildings insurance and the maintenance of the communal areas within the development.

Council Tax: Band F

Tenure: Freehold.

Floor area: 107 m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Kitchen/Living
22'4" x 17'8" (6.81 x 5.39)

Utility
5'1" x 8'2" (1.55 x 2.50)

WC
3'6" x 8'10" (1.07 x 2.70)

Bedroom 1
14'5" x 9'8" (4.40 x 2.97)

Bedroom 1 Ensuite
3'0" x 9'2" (0.93 x 2.80)

Bedroom 2
14'5" x 8'8" (4.40 x 2.66)

Bedroom 2 Ensuite
7'6" x 5'2" (2.30 x 1.59)





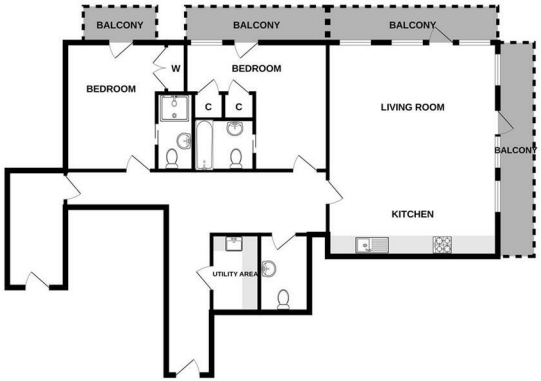








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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