



PETER MURPHY & Co
ESTATE AGENTS



23 Wester Inshes Crescent, Inverness, IV2 5HL

Offers Over £155,000

Nestled in the charming area of Wester Inshes, Inverness, this attractive first-floor apartment offers a delightful living experience. Built in 2004, the property boasts a modern design and is well-suited for those seeking comfort and convenience.

The apartment features two generously sized double bedrooms, each equipped with ample storage, ensuring that you have plenty of space for your belongings. The spacious lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Natural light floods the room, creating a warm and inviting environment. The well appointed kitchen and bathroom with shower over completes the internal accommodation.

One of the standout features of this property is its desirable location. Wester Inshes Crescent is known for its peaceful surroundings and community spirit, making it an ideal choice for families and professionals alike. Additionally, residents can enjoy extensive communal garden grounds, offering a lovely outdoor space to unwind and connect with neighbours.

This property presents an excellent opportunity for anyone looking to settle in a vibrant area of Inverness, combining modern living with the charm of a close-knit community. Don't miss the chance to make this lovely apartment your new home.

UPPER LANDING

External door opens to the entrance hallway, with a storage cupboard. Staircase rises to upper landing, which leads to all rooms. Ceiling hatch to attic.

LOUNGE

The bright and welcoming lounge has a large picture window to front, ensuring plenty natural light reaches this comfortable living space.



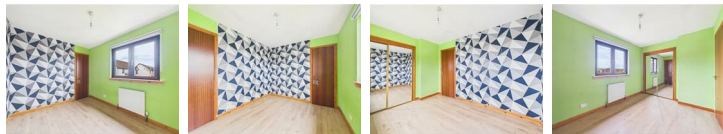
KITCHEN

The well appointed kitchen has a good selection of wall and base units with contrasting worktops. Integral gas hob and electric oven. Stainless steel sink and drainer. Window to rear and space for dining.



BEDROOM 1

This front facing double bedroom has a mirrored double wardrobe and additional storage cupboard.



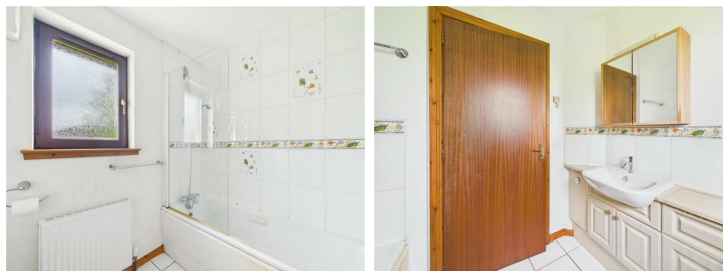
BEDROOM 2

This rear facing double bedroom has a storage cupboard.



BATHROOM

The bathroom includes wc, vanity wash hand basin and bath with mains shower over.



EXTERNAL



VIEW



LOCATION

The property is located within easy walking distance of a general store which caters adequately for daily requirements. Additional facilities can be found at the nearby Inshes Retail Park which include a supermarket, petrol station, Post Office, garden centre, gym, nursery, takeaway and a selection of retail outlets. Education is provided at Inshes Primary School or Millburn Academy, both of which are within easy reach. A regular bus service to and from Inverness City Centre is also routed close by.

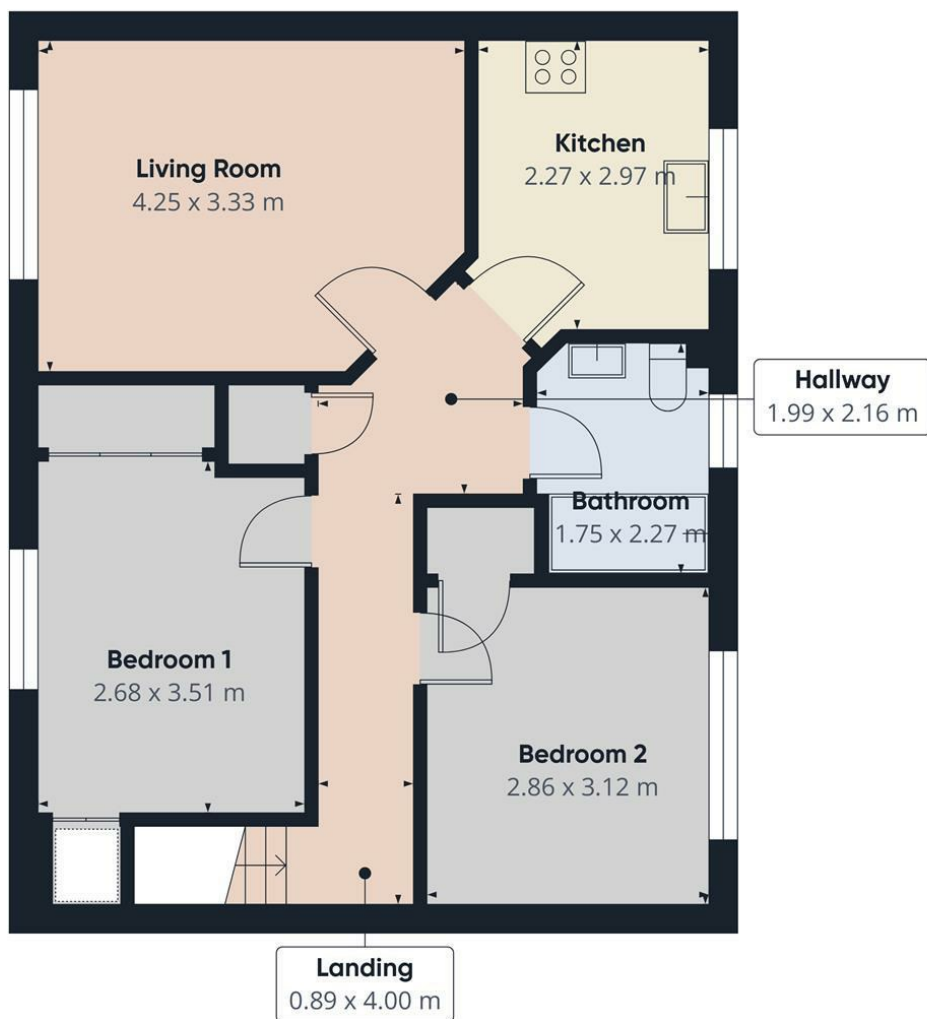
Inverness, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

MISCELLANEOUS INFORMATION

Tenure - Freehold
Council Tax - Band C

DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.



Approximate total area⁽¹⁾
51.8 m²

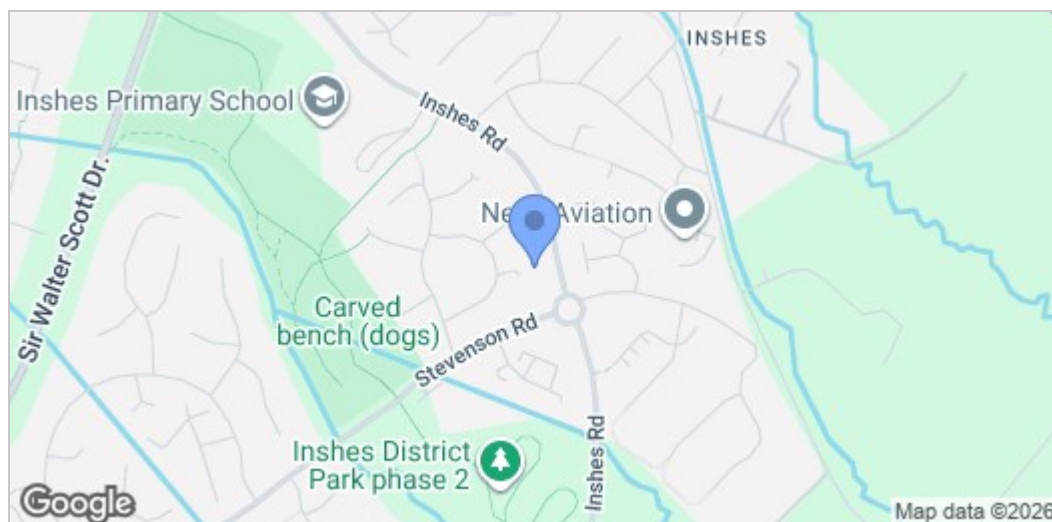
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.