



47 Thornbush Road, South Kessock, Inverness, Highland, IV3 8AB

Spacious & Well Presented, Three Bedroom, Main Door, Ground Floor Flat

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Property Description

Spacious and well presented, three-bedroom, main door ground floor flat. Forming part of a converted public house, located within walking distance to Inverness city centre, in the South Kessock area.

Comprises an entrance vestibule, hall, living room, kitchen, three double bedrooms, two en-suite shower rooms and a further shower room.

Ideally located for a buy-to-let or Airbnb, highlights include good room sizes, a fitted kitchen with appliances and modern shower rooms. Further features include double glazing, gas central heating, and TV and telephone points. In addition, all three bedrooms are equipped with mains wired smoke alarms, interconnected via Bluetooth; meanwhile, the kitchen is equipped with a mains wired heat alarm.

Externally, features include a small private rear patio set within a shared area and a private concrete area to the side of the property which houses a shed. As well as a private garden to the front with a dropped kerb allowing potential driveway conversion, subject to any necessary consents, and ample on-street parking on the surrounding streets.

The carpeted entrance vestibule opens into the hall which has laminate flooring, a storage cupboard and provides access throughout the property. The rear-facing, bright and spacious living room features carpeted flooring, a central light fitting, plain coving and a sliding glass door to the rear patio. Set to the front, the kitchen is fitted with modern storage units, stone effect worktops and a stainless steel sink. Appliances include an integrated electric hob, electric oven and extractor hood; and a freestanding fridge/freezer and washing machine.

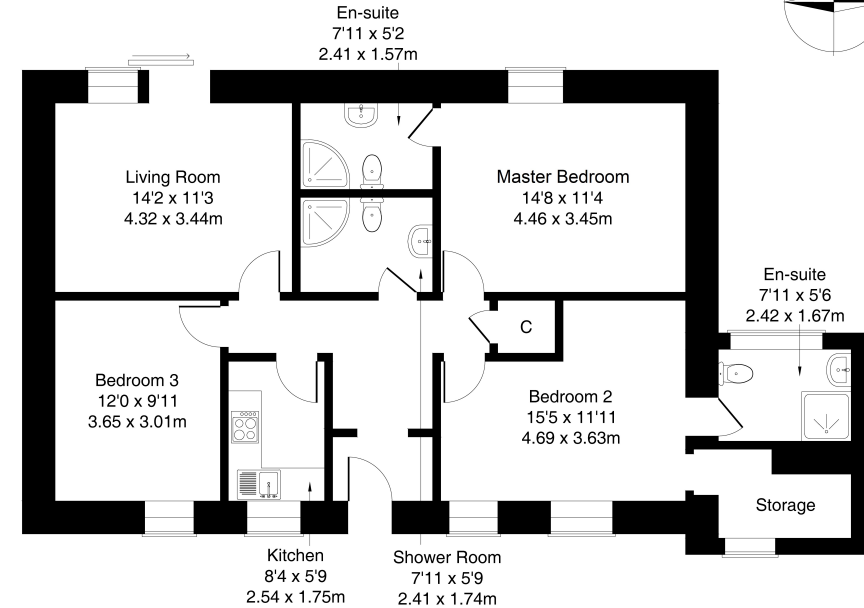
The master bedroom is set to the rear, with carpeted flooring and a modern en-suite shower room; bedroom two is similarly finished and generously sized, also including an en-suite shower room, as well as a walk-in storage cupboard; whilst bedroom three is to the front, similarly well sized. Completing the accommodation, the shower room is fitted with a modern white two-piece suite and cubicle with an electric shower and modern panel splashback.

All furniture is available by separate negotiation.

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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Inverness, set on the northeast coast where the River Ness meets the Moray Firth, is the largest city in the Scottish Highlands. The vibrant and historic city centre provides a wealth of major and bespoke shopping, together with a full spectrum of restaurants, cafes and bars, and all the expected leisure opportunities of a small city, as well as providing various golf courses and open green spaces. Highly regarded schooling is available at all levels, including the University of the Highlands and

Islands. Inverness provides easy access throughout Scotland, with the railway station offering services to many of Scotland's major destinations as well as a number of smaller towns and villages; and with the scenic A9 and A82 providing easy access to the major roads and motorways. The city also provides excellent bus services, as well as its own Airport.





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