

Galbraith



APARTMENT 300
BY THE BRIDGE.



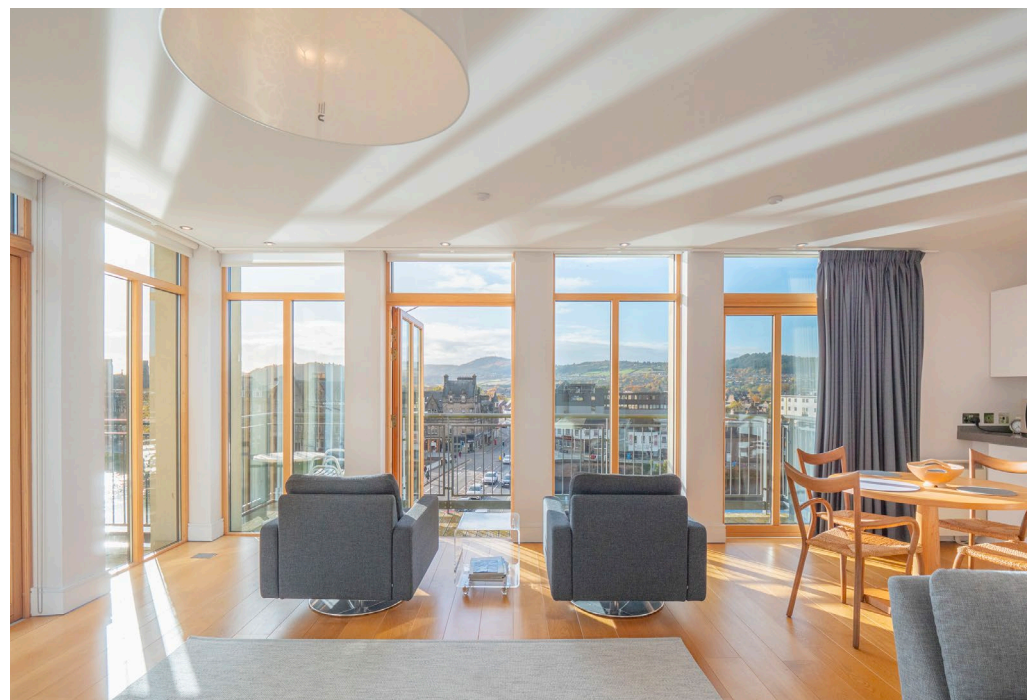
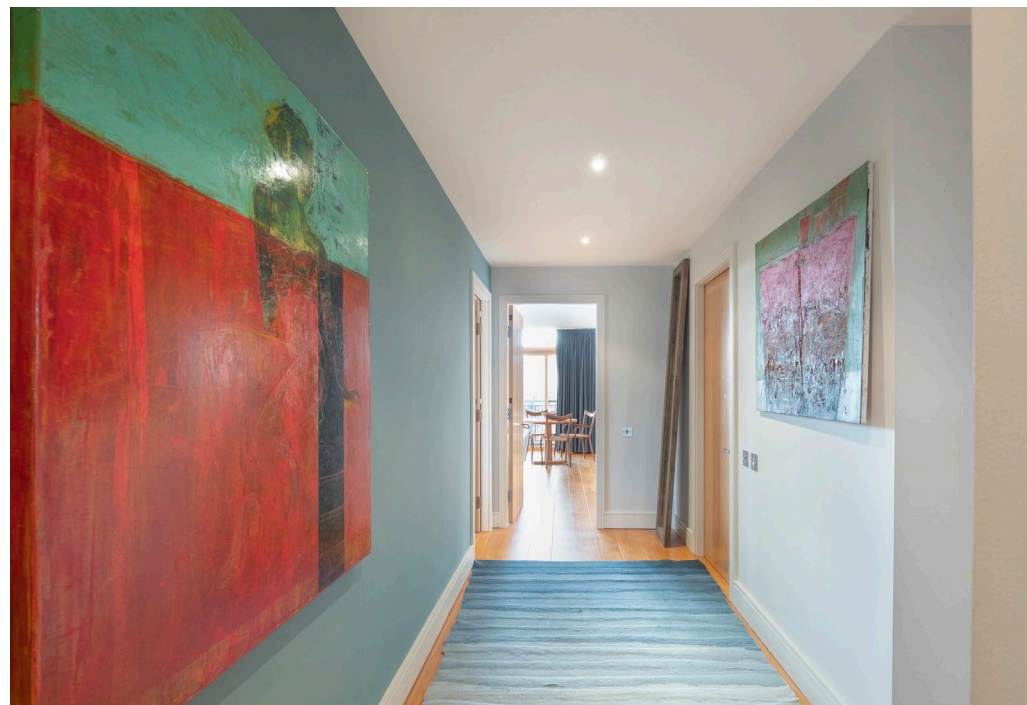
APARTMENT 300, BY THE BRIDGE.

A light filled city centre executive apartment with spectacular panoramic views.

Inverness Airport 10 miles. ■ Inverness Railway Station 0.2 miles.

Offers Over £325,000

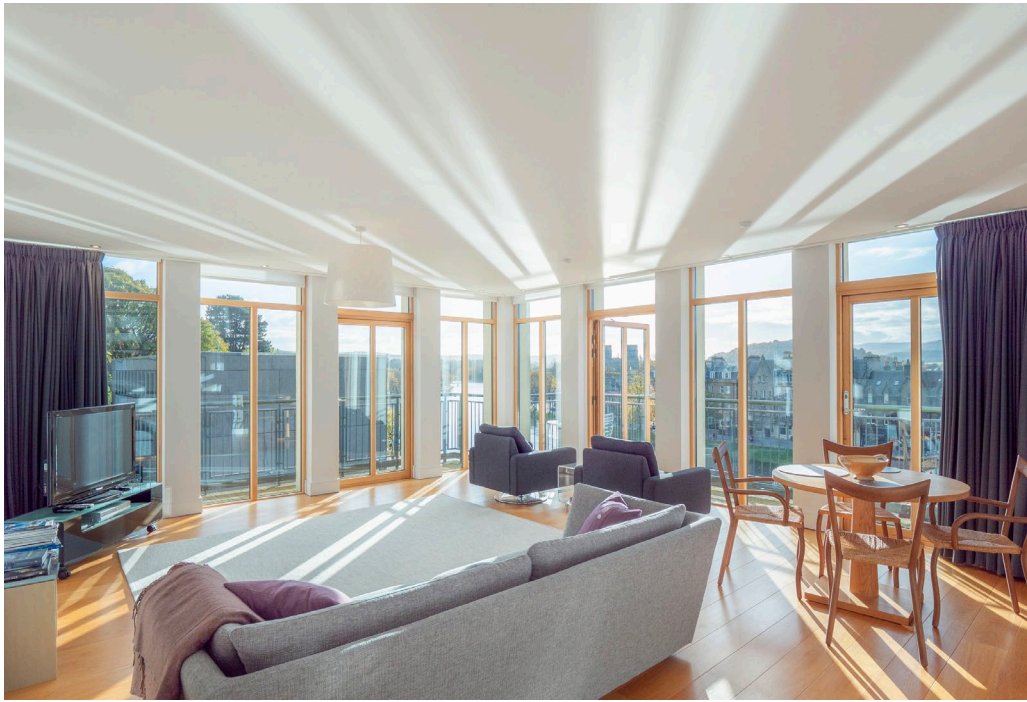
- One Reception Room. Two Bedrooms. Four Balconies.
- An extremely well-presented third floor executive apartment.
- Contemporary semi-open plan accommodation.
- City centre location.
- Private secure parking.
- Panoramic river, hillside and castle views



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Inverness has all the facilities of a thriving modern city, while the mix of old and new has allowed it to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. There are good communications by both road and rail and the airport offers regular flights to the south and Europe. Apartment 300 By the Bridge is located in the heart of the city, on the corner of Bridge Street and Bank Street overlooking the River Ness, a short walk from the picturesque Ness Island and close to attractions such as Inverness Castle and Eden Court Theatre. The surrounding countryside is unspoilt and varied from the beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife which, together, all enhance the natural beauty of the area.

DESCRIPTION

Apartment 300 By the Bridge, a third floor corner unit, is a contemporary executive apartment with balconies on two sides of the building enjoying spectacular, panoramic and far reaching views taking in Inverness Castle, the River Ness, and the countryside beyond including Ben Wyvis. The south westerly aspect and an abundance of glazing allows an influx of natural light producing a bright and airy interior with well-proportioned, extremely well-presented and tastefully decorated accommodation. The curtains, made to measure from Anta fabric are included in the sale and most of the furniture is available under separate negotiation. All floors within the building are serviced by a lift and Apartment 300 has a designated parking space within the secure underground carpark accessed via Bank Lane.

ACCOMMODATION

Entrance Hall. Bedroom with balcony and en-suite Shower Room. Bedroom with balcony and en-suite Bathroom. WC. Utility. Open Plan Kitchen/Dining/Sitting Room with two balconies.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Electric	Band F	Available	C	Freehold

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/firms.rice.groom>

MOVEABLES

All carpets, curtains, blinds and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.



POST CODE

IV1 1HD

SOLICITORS

To Be Confirmed

2017 ANTI MONEY LAUNDERING REGULATIONS

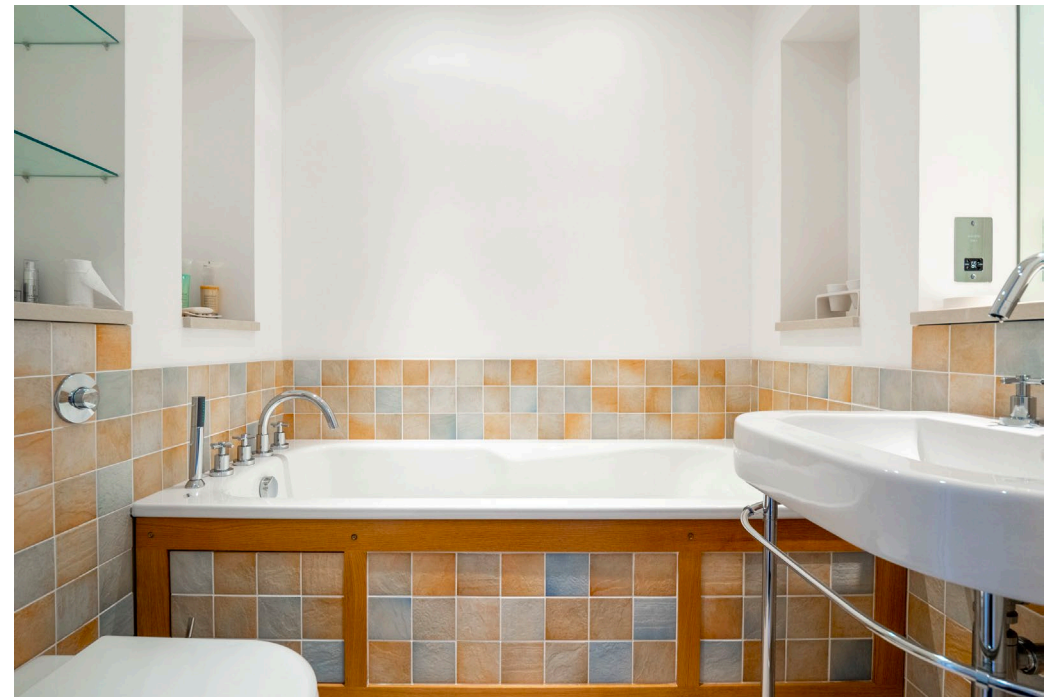
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

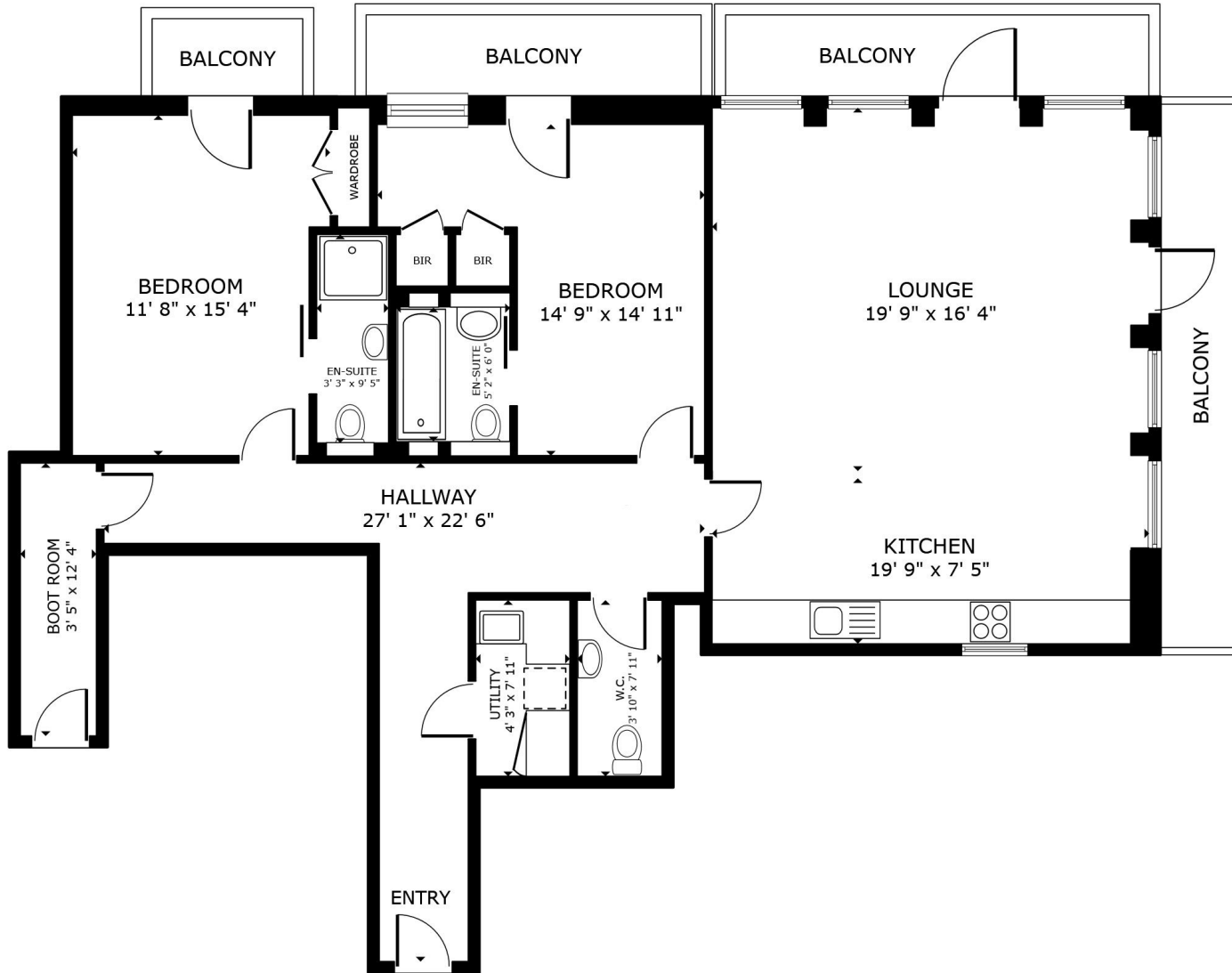
Failure to provide this information may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in October 2023







FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 1,261 sq.ft.
 EXCLUDED AREAS : BALCONY 24 sq.ft. BALCONY 56 sq.ft. BALCONY 88 sq.ft. BALCONY 71 sq.ft.
 TOTAL : 1,261 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith



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PLEASE RECYCLE