

# Flat 7, 4 Crown Avenue

INVERNESS, IV2 3NF



*STYLISH 1 BED FIRST FLOOR  
APARTMENT IN INVERNESS CITY CENTRE*



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Located in the heart of Inverness city centre, this attractive 1-bedroom first-floor apartment offers an exceptional opportunity for first-time buyers, investors, or those seeking a Highland base. Situated just a short walk from Inverness High Street, the property enjoys immediate access to shops, restaurants, cafes, and local amenities. This well-presented, move-in ready apartment combines comfort and convenience, making it perfectly suited for buy-to-let, Airbnb, or long-term rental investment in a highly sought-after central location.

**KEY FEATURES:**

- Prime Inverness city centre location
- 1-bedroom first-floor apartment
- Spacious, bright lounge with excellent natural light
- Modern upgraded kitchen
- Contemporary shower room
- Double bedroom with fitted wardrobes
- Communal garden area







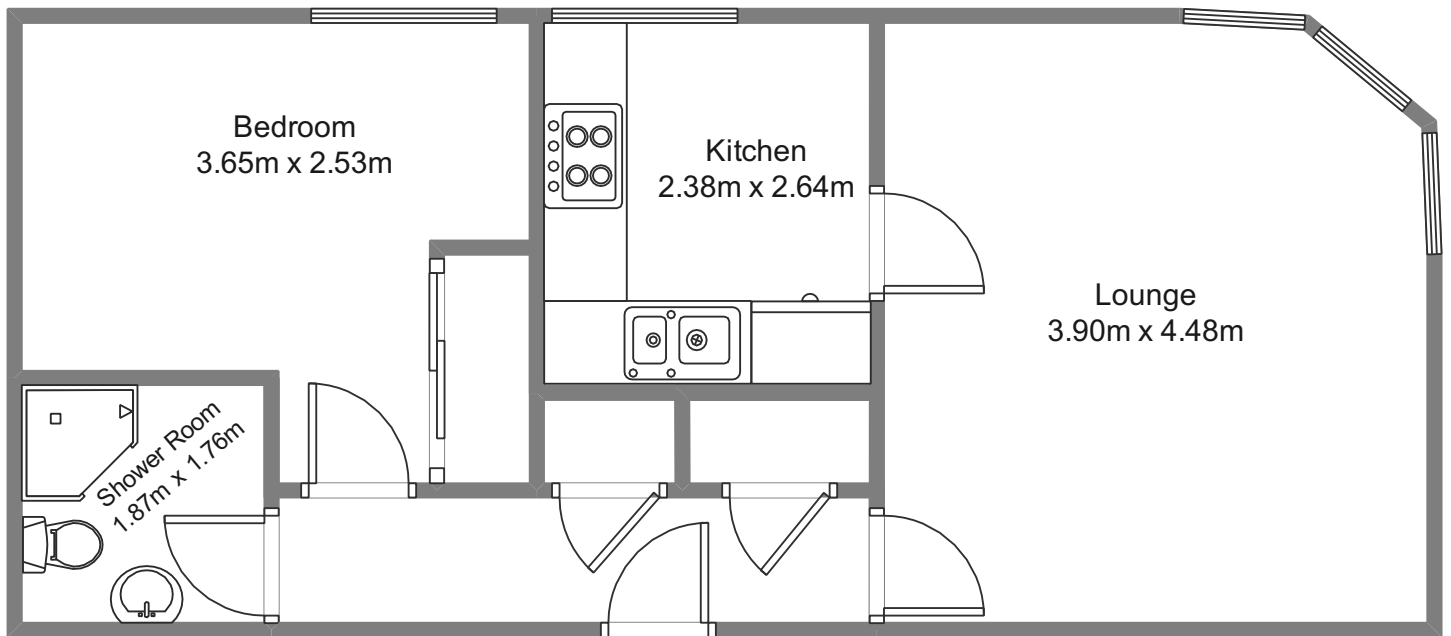
**PERFECT FOR:**

- First-time buyers looking to get onto the property ladder
- Property investors seeking strong rental demand in Inverness
- Airbnb or short-term let opportunities

**CITY CENTRE LIVING WITH EVERYTHING ON YOUR DOORSTEP**

With its central location, strong rental potential, and walk-in condition, this property is a fantastic opportunity in the Inverness property market.





Gross internal floor area (m<sup>2</sup>): 46m<sup>2</sup>

EPC Rating: E

## Floor Plan





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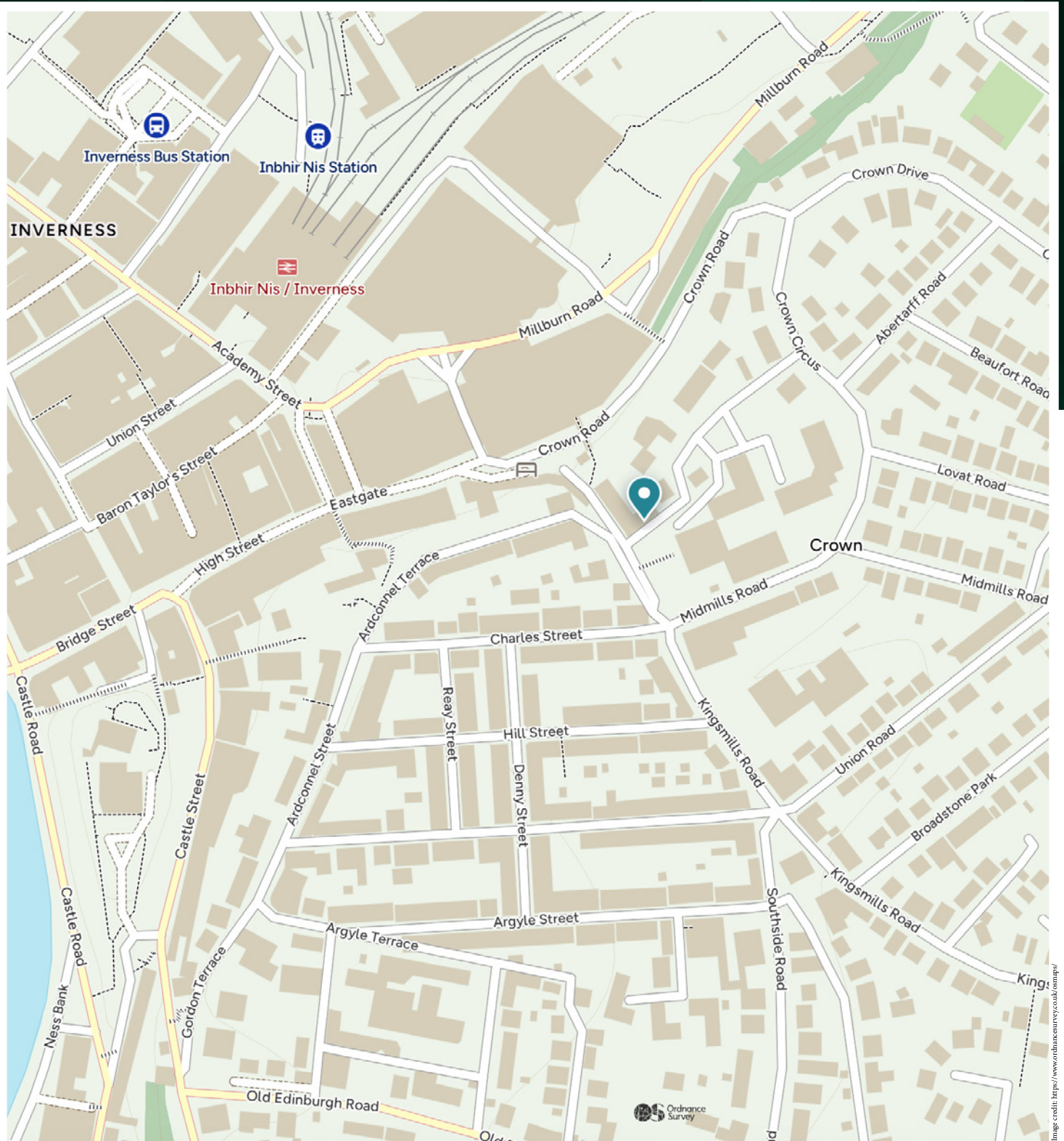
Located in the heart of Inverness city centre, this property enjoys a prime position with everything the city has to offer right on your doorstep. A fantastic range of shops, cafés, restaurants, bars, and everyday amenities are all within easy reach, making it ideal for convenient city living.

Inverness, known as the capital of the Highlands, offers a great mix of vibrant city life and beautiful surroundings. From scenic walks along the River Ness to a lively social scene, there is something for everyone. The property is perfectly placed for excellent transport links, with bus and train stations nearby providing regular services across Scotland. Inverness Airport is also easily accessible, offering flights to major UK cities including London.

For those looking to explore further afield, iconic Highland destinations such as Loch Ness and the North Coast 500 are within easy reach. Combining central convenience, strong amenities, and superb connectivity, Inverness remains one of the most desirable places to live and invest in Scotland.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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THE SUNDAY TIMES  
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Text and description  
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