



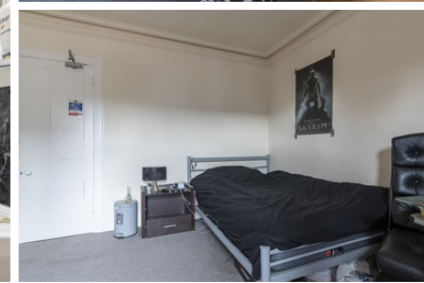

McEwan Fraser Legal

Solicitors & Estate Agents

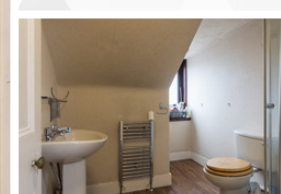
01463 211 116

15 Kenneth Street

INVERNESS, HIGHLAND, IV3 5NR



AN INVESTMENT PROPERTY WITH EXCELLENT CURRENT INCOME AS AN HMO. IN CLOSE PROXIMITY TO INVERNESS CITY CENTRE, OFFERING A TREMENDOUS HOLIDAY LETTING OPPORTUNITY.



15 KENNETH STREET

INVERNESS
HIGHLAND, IV3 5NR

LOCATION

This property is located in the centre of Inverness, the Capital of the Highlands. It is within close walking distance to the railway and bus stations. Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

PROPERTY

McEwan Fraser Legal are delighted to offer a superb opportunity to purchase, 15 Kenneth Street, an operating investment property. The property is HMO compliant which offers the flexibility of individual room lets or whole property rental. The property currently offers a week to week single room rentals for five letting rooms with long-term occupants and which would continue for the new owner, if required.

The property is located in the centre of Inverness and is within walking distance of the main shopping areas, bus and railway station. The accommodation consists of a kitchen with gas hob and oven, a bathroom, laundry room, shower room and five bedrooms. These rooms are all set over three floors. The property also benefits from gas central heating.

This property, whilst in need of some upgrading, has the potential to be converted into holiday letting accommodation to take advantage of the upsurge in demand locally. Alternatively, it could continue in its current form as an HMO with an excellent previous trading history which could be made available, on request, to interested parties.

Extras (included in sale): All contents to run the business are included, a general list of contents will be provided on request.

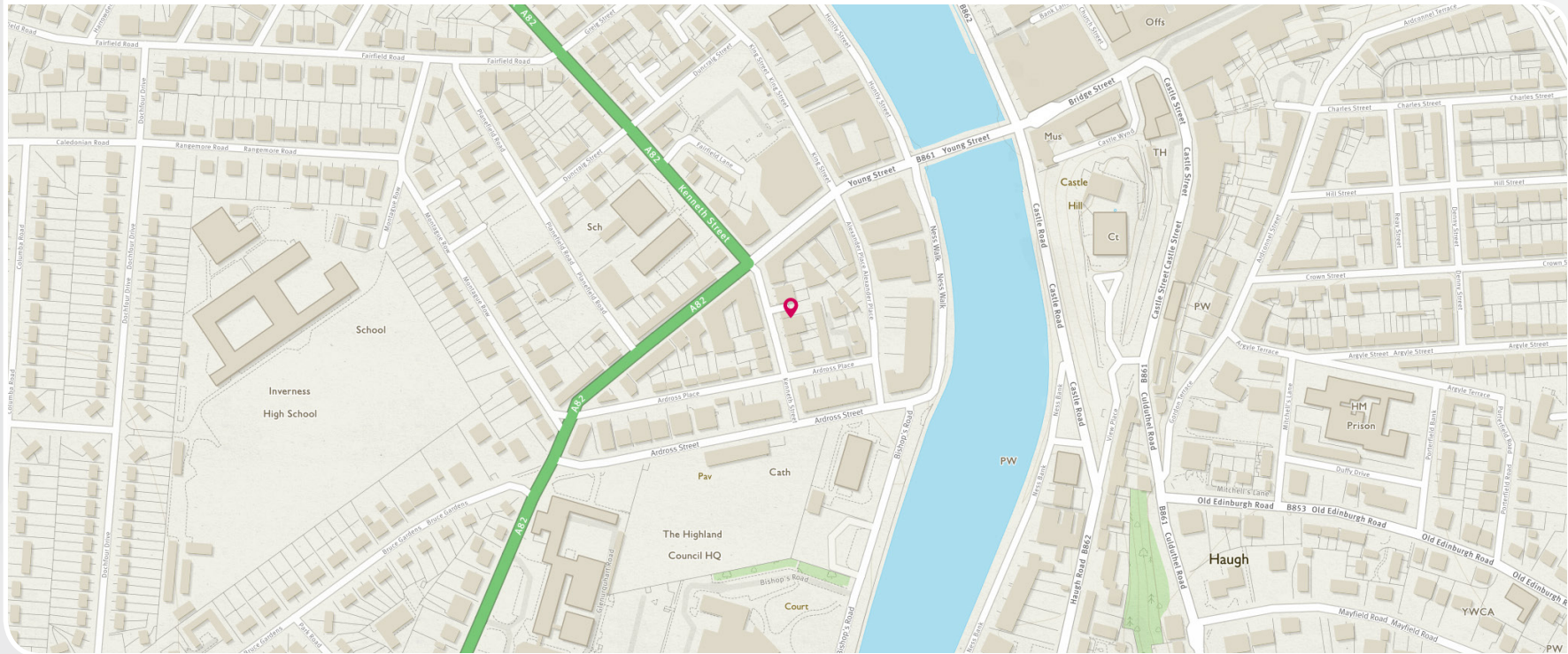


Image credit: <https://www.thancurvey.co.uk/omaps/>



Part
Exchange
Available



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
BEN DAYKIN
Designer

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