



APARTMENT 303, BY THE BRIDGE
BRIDGE STREET, INVERNESS.



APARTMENT 303, BY THE BRIDGE, BRIDGE STREET, INVERNESS.

A contemporary city-centre apartment with elevated, panoramic views.

Inverness Airport 10 miles. ■ Railway Station 0.2 miles.

Offers Over £325,000

- One Reception Room. Two Bedrooms.
- A contemporary third floor apartment with balcony.
- City centre location.
- Private secure parking.
- Lift access to all floors.
- River and countryside views.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



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 303 By the Bridge is in the heart of the Highland capital, on the corner of Bridge Street and Bank Street overlooking the River Ness. The property lies within walking distance of a wealth of amenities including High Street retailers, the Eastgate Shopping Centre and a Tesco Superstore and is close to attractions such as Inverness Castle, the picturesque Ness Islands and Eden Court Theatre. The surrounding countryside is unspoilt and varied from 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 303 By the Bridge is a third-floor contemporary apartment enjoying spectacular and far-reaching views taking in the River Ness, the bell towers of Inverness Cathedral and the countryside beyond including Ben Wyvis to the north. The south westerly aspect and an abundance of glazing allows an influx of natural light producing a bright and airy interior with an open plan living area with a balcony from which the panoramic views can be enjoyed. The development has a security video entrance system, all floors within the building are serviced by a lift and Apartment 303 has a designated parking space within the secure underground carpark, accessed via Bank Lane.

ACCOMMODATION

Entrance Hallway. Open Plan Kitchen/Dining/Sitting Room with Balcony. Principal Bedroom with ensuite Bathroom. Bedroom. Shower Room. Utility Room.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location – What3Words - <https://what3words.com/media.same.teams>

MOVEABLES

All carpets, fitted floor coverings and blinds 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

Harper Macleod LLP
The Old Station
Maisondieu Road
Elgin
IV30 1RH

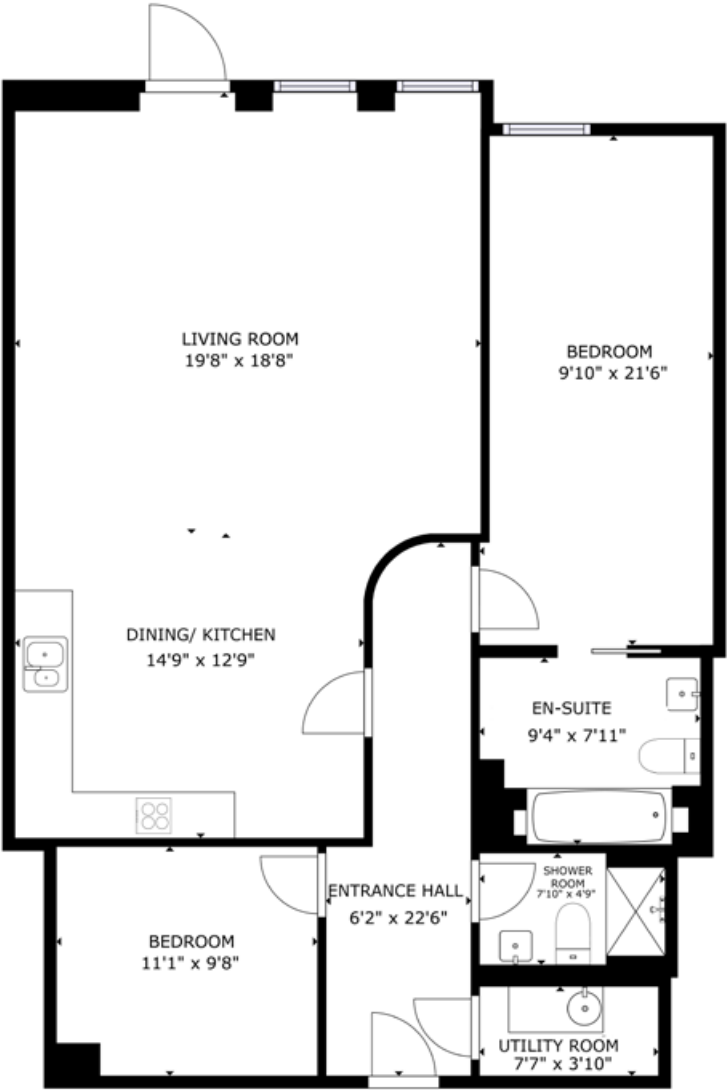
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



APARTMENT 303, BY THE BRIDGE, INVERNESS, IV1 1HD

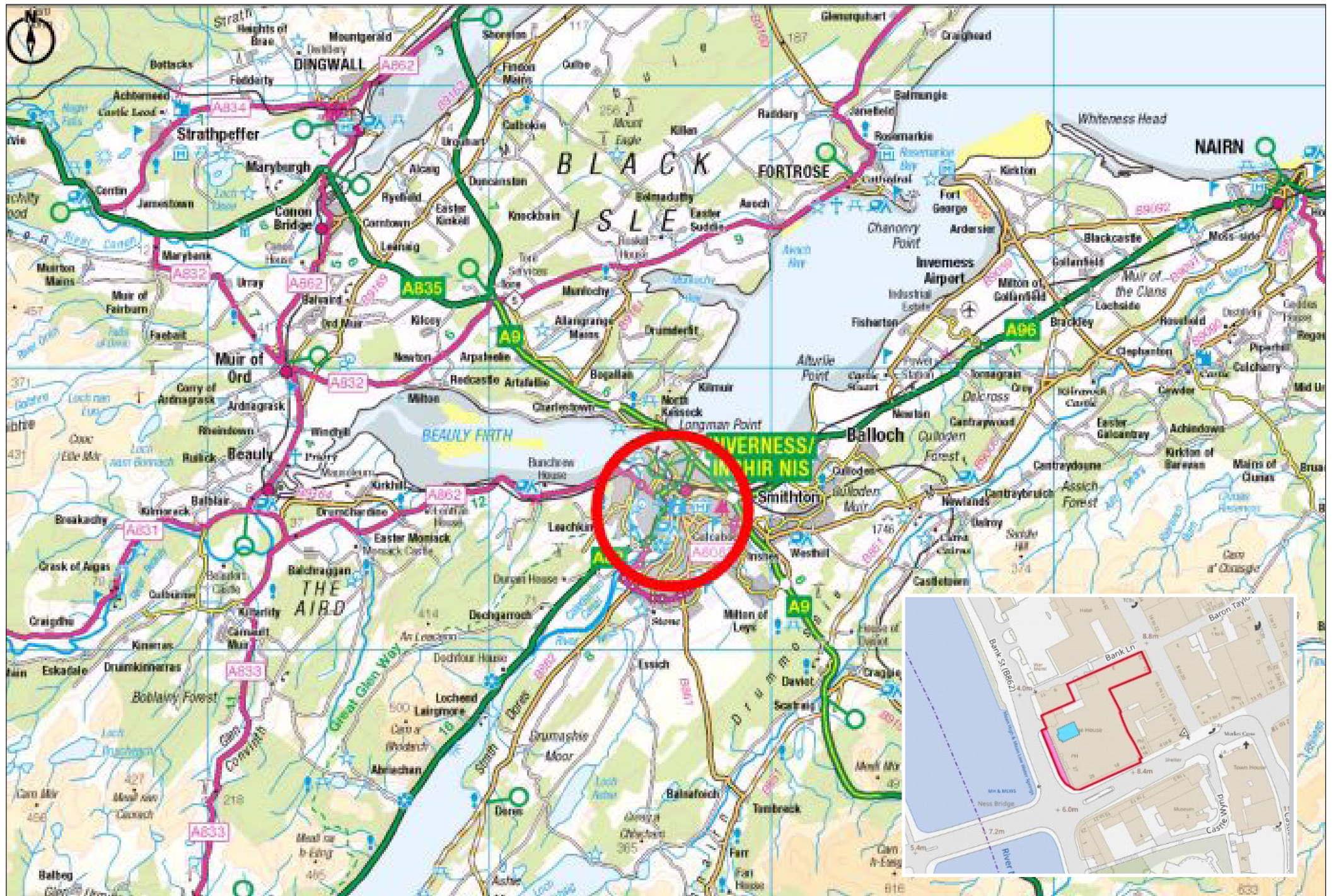


GROSS INTERNAL AREA
FLOOR 1: 1160 sq ft
TOTAL: 1160 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 sale 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2025.





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