




McEwan Fraser Legal
Solicitors & Estate Agents
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122 Walker Crescent
CULLODEN, INVERNESS, HIGHLAND, IV2 7NB

Inverness

This attractive property is located on a quiet street in the popular residential area of Culloden to the east of Inverness, the capital of the Highlands. It is particularly convenient for access to the A96, Inverness Airport, Nairn and the new UHI Campus. The property is within the catchment for Culloden Academy and is close to the local health centre and dentist. In particular, there is a convenience store, takeaway restaurant, cash point, nursery and hairdressers within a few minutes walk from the property.

It is also well-served by excellent local bus services to most parts of the city and is near the large shopping parks at Eastfield and Inshes

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.

The Scottish Highlands are renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart less than a few minutes drive away.





122 Walker Crescent

*Very attractive three-bedroom terraced villa
in a very popular residential area of Culloden*

Part Exchange available. McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this attractive terraced villa located on a quiet street in the Culloden district of Inverness.

This stylish family home offers accommodation laid out over two floors. The lower floor consists of a hallway, large lounge/diner with feature electric fire, well fitted and extended kitchen/family room with integrated electric oven and hob.

The upper floor consists of three bedrooms, all with fitted

storage, and a family bathroom with shower over bath.

This beautifully presented accommodation benefits from ample storage, gas-fired central heating with modern boiler and recently fitted double glazing.

The front garden is laid mainly to lawn with the rear garden fully enclosed by a substantial timber fence and laid to a mixture of wood chip and paving. A timber shed for the storage of garden implements is also included in the sale.

An ideal property for a starter home or investment property.



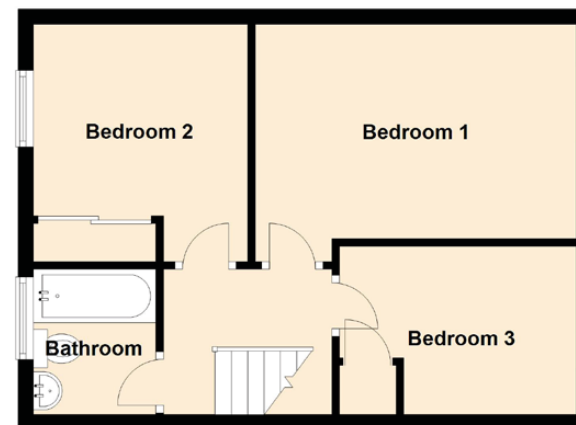
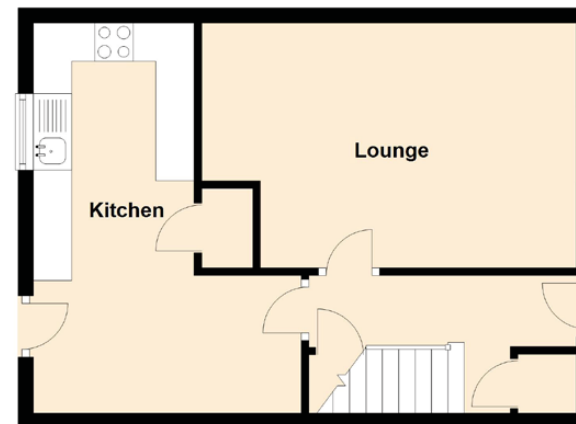


An ideal property for a starter home or investment property



Specifications

Floor Plan, Dimensions & Map



Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.20m (10'6")
Kitchen	5.10m (16'9") x 3.50m (11'6")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	3.20m (10'6") x 2.80m (9'2")
Bedroom 3	3.10m (10'2") x 2.20m (7'3")
Bathroom	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m²)

80m²

EPC Rating

D

Extras
(Included in the sale)

Integrated gas hob, electric oven, blinds and
timber shed.

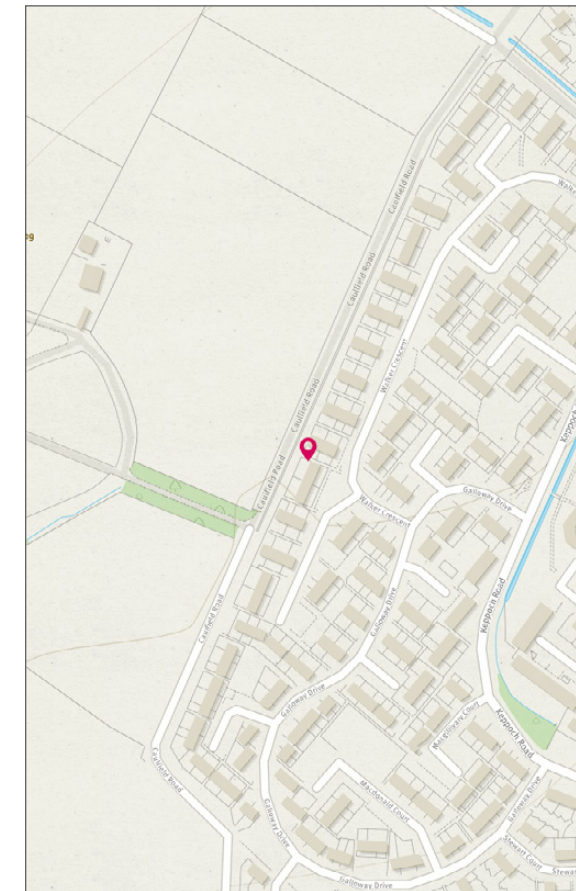


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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
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 Designer