




McEwan Fraser Legal
Solicitors & Estate Agents
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3 Hilton Court
INVERNESS, HIGHLAND, IV2 4JP

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3 Hilton Court, Inverness is located in a quiet cul-de-sac approximately two miles from the centre of Inverness, the capital of the Highlands. It is within a short walking distance of Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym, Beechwood Business Park and adjacent to Balloan Park Shopping Centre.

The property is also close to Hilton Primary School and within the catchment area for the newly built Inverness Royal Academy and is well-served by excellent local bus services to most parts of the city.

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 & overseas destinations.

The Scottish Highlands are renowned for their outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the northwest 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.

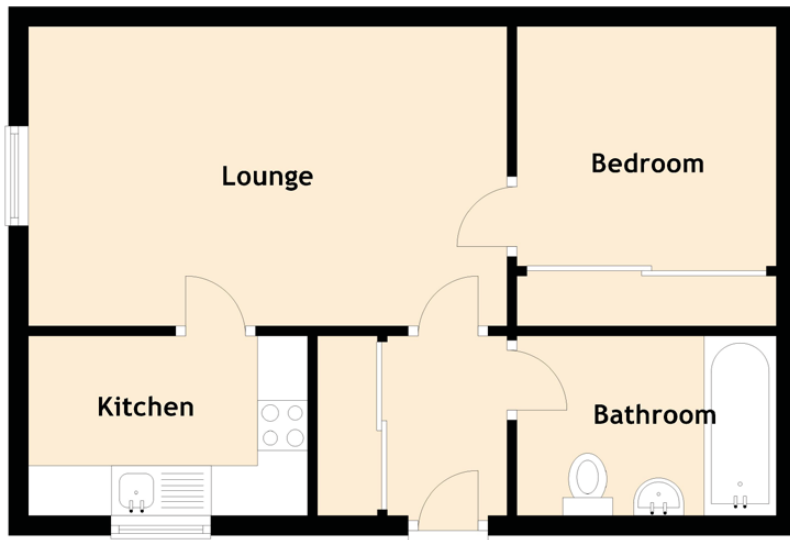
Part Exchange available. McEwan Fraser Legal are delighted to offer the opportunity to purchase this one bedroom ground floor flat, located close to Beechwood Business Park and Inshes Shopping Park, and approximately two miles from the centre of Inverness.

The accommodation is constructed on one level and consists of an entrance hallway, spacious lounge/diner, fitted kitchen with integrated oven an hob, bedroom with mirrored fitted bathroom and bathroom with shower over bath.

The property benefits from electric storage heating and double-glazing. A factoring fee, currently £19 per month, applies to the property. An ideal property for a first-time buyer or Buy-To-Let investor.



SPECIFICATIONS & DETAILS



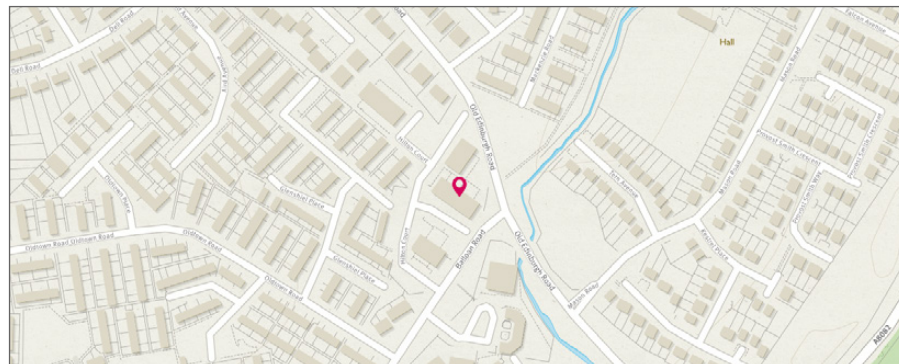
Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.00m (9'10")
Kitchen	2.80m (9'2") x 1.80m (5'11")
Bedroom	2.60m (8'6") x 2.40m (7'10")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m²): 36m²

EPC Rating: F

Extras (Included in the sale): Carpets, blinds, integrated oven and hob.




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Part
Exchange
Available

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Text and description
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