




McEwan Fraser Legal
Solicitors & Estate Agents
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68 Resaurie Gardens

INVERNESS, HIGHLAND, IV2 7JY

INVERNESS



Alturlie View towards Kessock, Castle Stuart Golf Course from Alturlie, River Ness and Culloden Viaduct



THIS ATTRACTIVE PROPERTY IS LOCATED ON A QUIET STREET IN THE POPULAR RESIDENTIAL AREA OF RESAURIE 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 ADDITION, THERE IS A CONVENIENCE STORE, TAKEAWAY RESTAURANT, CASH POINT, NURSERY AND HAIRDRESSERS A SHORT DISTANCE FROM THE PROPERTY.

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

Inverness 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.

“...THE CAPITAL OF THE HIGHLANDS...”

68 RESAURIE GARDENS

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MCEWAN FRASER LEGAL ARE DELIGHTED TO OFFER AN EXCELLENT OPPORTUNITY TO PURCHASE THIS ATTRACTIVE MID-TERRACED VILLA BUILT IN 2014 BY BARRATT HOMES AND LOCATED ON A QUIET STREET IN THE RESAURIE DISTRICT OF INVERNESS. THIS HOME HAS AN OPEN ASPECT TO THE FRONT OF THE PROPERTY AND VIEWS TO THE REAR TOWARDS BEN WYVIS, THE MORAY FIRTH AND THE BLACK ISLE.

This stylish family home offers accommodation laid out over two floors. The lower floor consists of an entrance vestibule, large lounge, well fitted dining kitchen with integrated electric oven, gas hob and patio

doors to rear garden, utility room and WC.

The upper floor consists of three bedrooms and a family bathroom with shower over bath. This beautifully

presented accommodation also benefits from gas fired central heating and double glazing.

Parking is available to the front of the property. The private garden to the

rear is fully enclosed by a substantial timber fence and is laid to lawn.

An ideal property for a starter home or investment property.



“...VIEWS TO THE REAR TOWARDS BEN WYVIS,
THE MORAY FIRTH AND THE BLACK ISLE...”



FLOOR PLAN ROOM DIMENSIONS PROPERTY LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.50m (11'6")
Kitchen/Diner	4.50m (14'9") x 2.80m (9'2")
Bedroom 1	3.50m (11'6") x 2.40m (7'10")
Bedroom 2	3.50m (11'6") x 2.40m (7'10")
Bedroom 3	2.67m (8'9") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 1.70m (5'7")
WC	2.00m (6'7") x 1.70m (5'7")

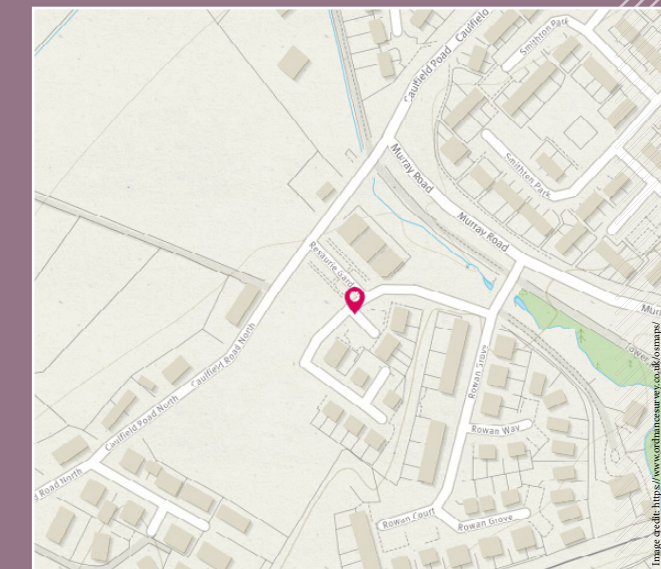
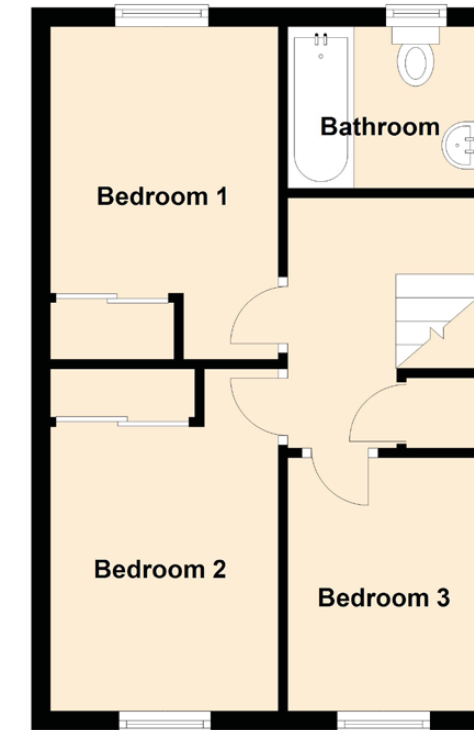
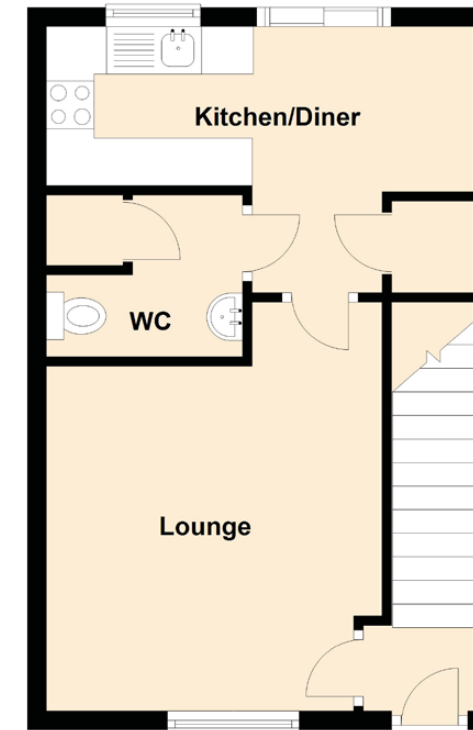
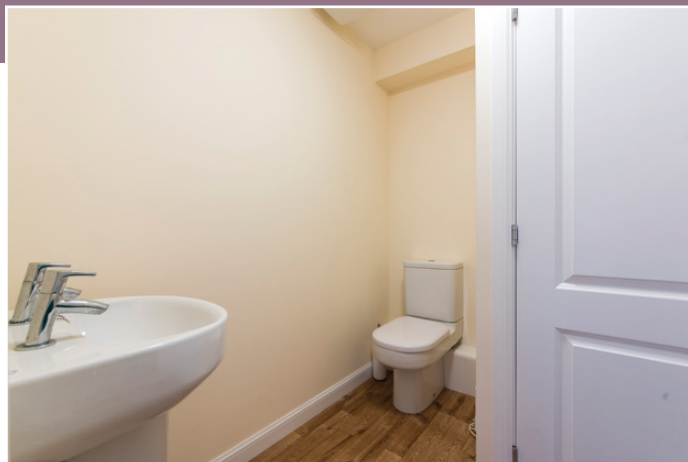
Gross internal floor area (m²) - 75m²

EPC Rating - B

Extras
(Included in the sale)

Integrated gas hob and electric cooker. Fitted floor-coverings.

“...ATTRACTIVE MID-TERRACED VILLA...”



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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
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Surveyor



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