




McEwan Fraser Legal
Solicitors & Estate Agents
01463 211 116

51 Cranmore Drive

SMITHTON, INVERNESS, HIGHLAND, IV2 7FL

THE LOCATION

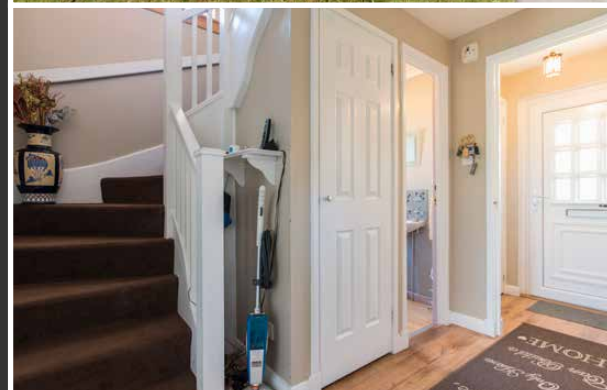
Inverness

This well-presented property is located in the popular residential of Smithton and is within easy walking distance to local facilities, including both primary and secondary schooling. The subjects form part of an established residential development of similar style properties situated within Smithton by Inverness.

The capital of the Highlands, 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 the UK, the Highland capital provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands is renowned for its outdoor pursuits with the year-round sports playground of The Cairngorm National Park only a half hour drive away. The ruggedness of the north-west Highlands often referred to as the last great wilderness in Europe and boasting some of the most beautiful beaches and mountains in Scotland is all within easy reach.





51 CRANMORE DRIVE

Inverness

This semi-detached two storey dwelling house is in excellent condition, the property benefits from recent upgrades by the current owners and is in walk in condition. The accommodation is well laid out and would ideally suit a family looking for spacious living in a popular area of Smithton.

The accommodation briefly consists of. **GROUND FLOOR:** entrance vestibule, hall, large lounge with dining area, modern fitted kitchen with a good range of base and wall units with space for utilities, WC.

FIRST FLOOR: landing, three double bedrooms all with wardrobes, three piece family bathroom with a shower over the bath and complementary tiling. The property benefits from easy-care laminate flooring on the ground floor and excellent storage cupboards throughout.

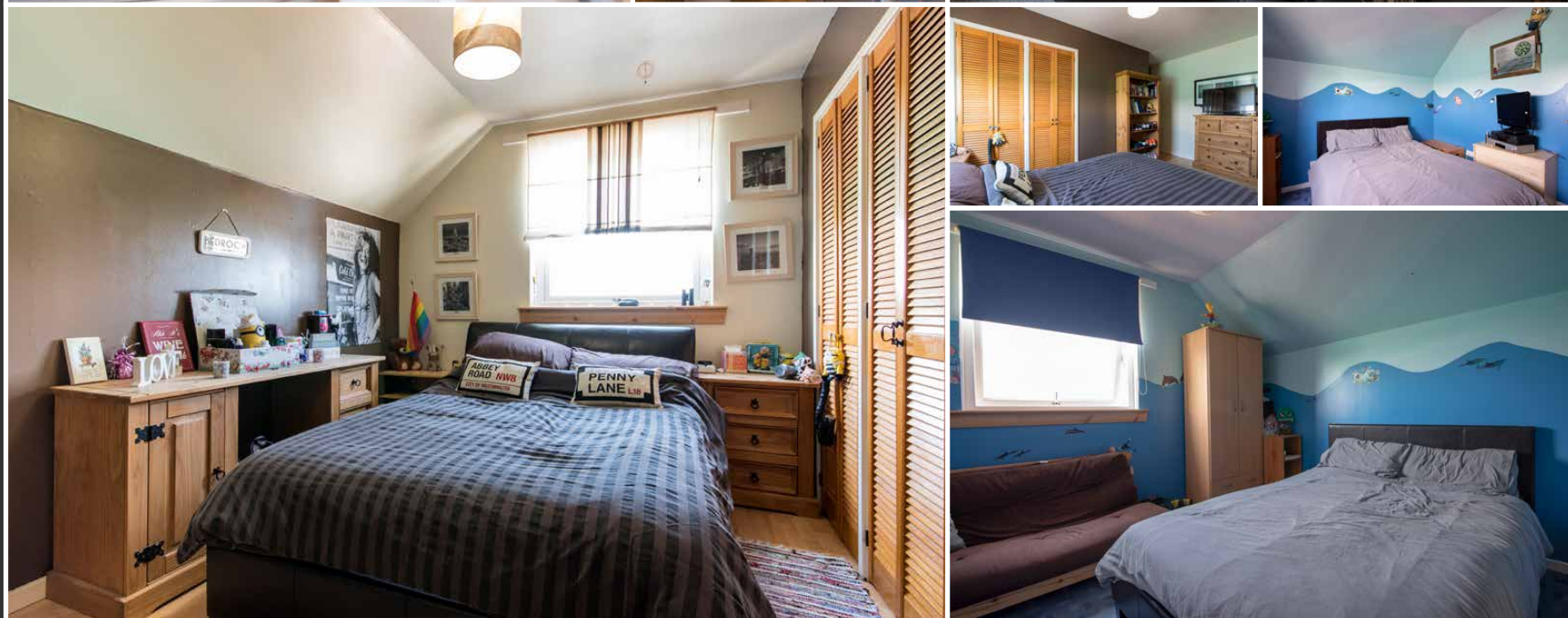
Externally there are garden grounds lying to the front, side and rear of the property. The boundaries are of timber fencing and hedging. The rear garden is hard landscaped and offers an ideal area for outside dining and entertaining with the benefit of easy maintenance. There is a driveway that offers off-street parking which extends into the rear garden for additional parking space if required.

A well-presented family home in a very popular location. Early viewings are recommended and by appointment only.



AN IDEAL FAMILY HOME WITH EASY ACCESS TO LOCAL AMENITIES





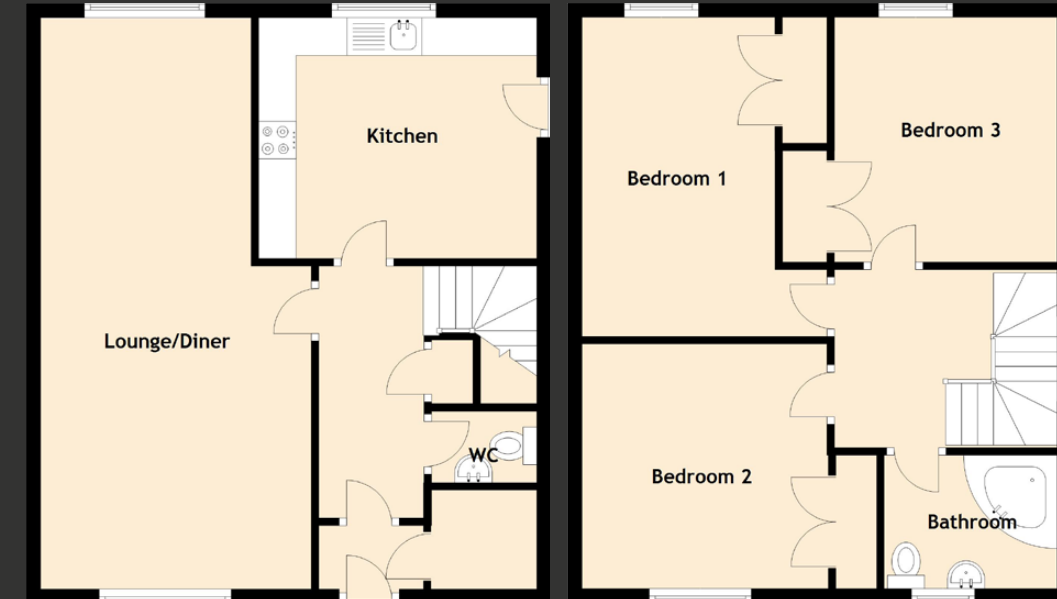
Approximate Dimensions (Taken from the widest point)

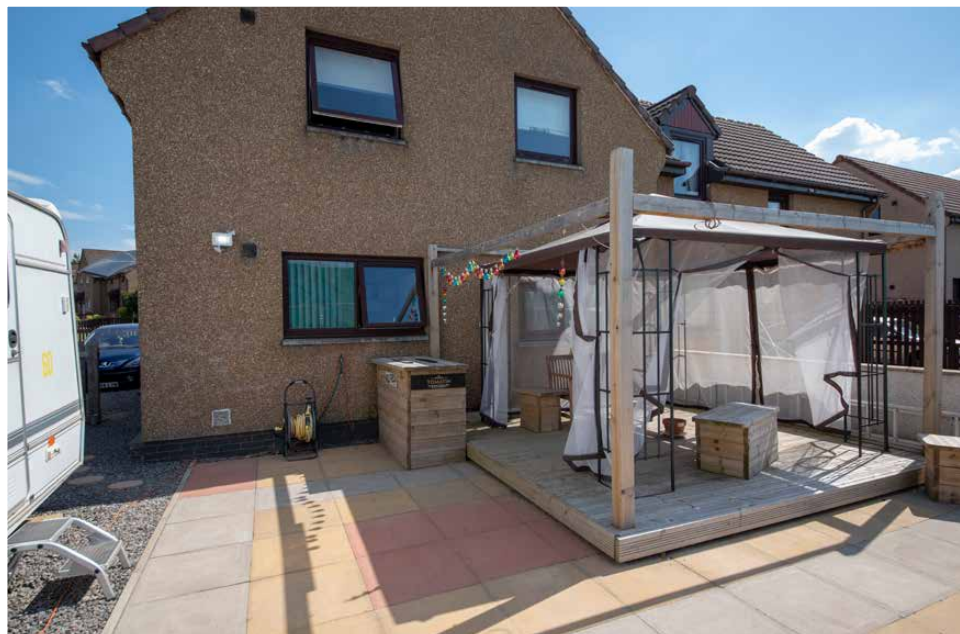
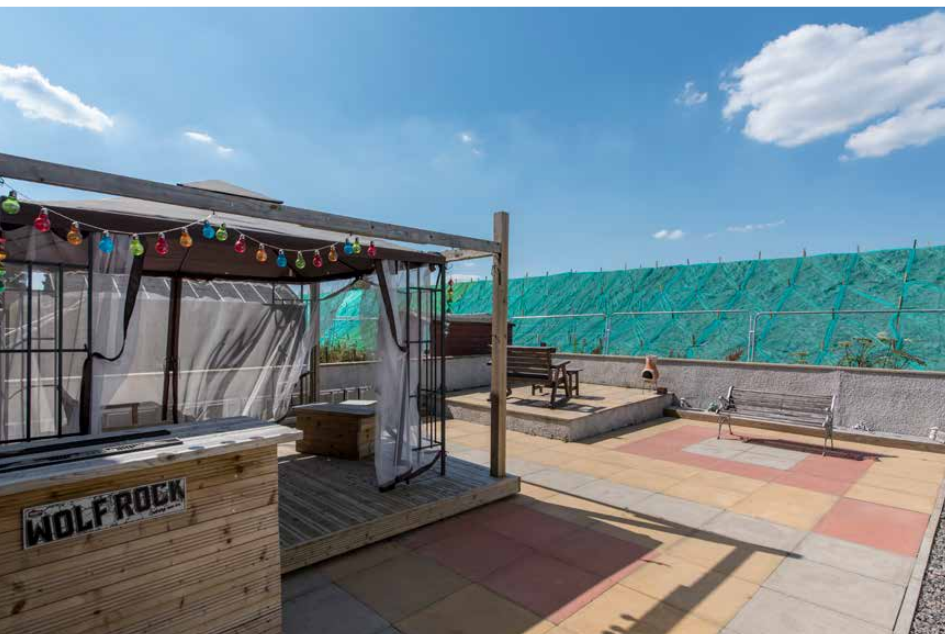
Lounge/Diner	7.60m (24'11") x 3.60m (11'10")
Kitchen	3.70m (12'2") x 3.20m (10'6")
Bedroom 1	4.30m (14'1") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.30m (10'10")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 1.80m (5'11")
WC	1.40m (4'7") x 0.95m (3'1")

Gross internal floor area (m²): 98m²

EPC Rating: C

Extras (Included in the sale): All fixed floor coverings and blinds.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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 or warranted. 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 and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ANDREW REID
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer