



McEwan Fraser Legal

Solicitors & Estate Agents

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26 Margaret Street

INVERNESS, HIGHLAND, IV1 1LS







This very attractive property is located in a very quiet street close to the centre of Inverness, the Capital of the Highlands. It is within close walking distance to the railway and bus stations and ideal for nights out or High Street shopping trips.

If a quieter moment of relaxation is desired the sanctuary of the beautiful River Ness is on your doorstep. 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.

McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this well presented and spacious two-bedroom upper floor city centre flat with security access. This attractive property has been recently redecorated to offer a comfortable and welcoming living environment.

The main hallway accesses all accommodation which consists of double-aspect lounge/diner (including wall-mounted TV, sofa & storage unit), fitted kitchen (including integrated electric oven & hob, free-standing washer/dryer and fridge/freezer), two large bedrooms with fitted wardrobes (one with en-suite shower) and bathroom with shower over bath.

The property also benefits from storage heaters and double glazing. This property is a fantastic prospect, in excellent condition, ideal for a first-time-buy or buy-to-let/holiday let investment.

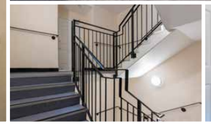


















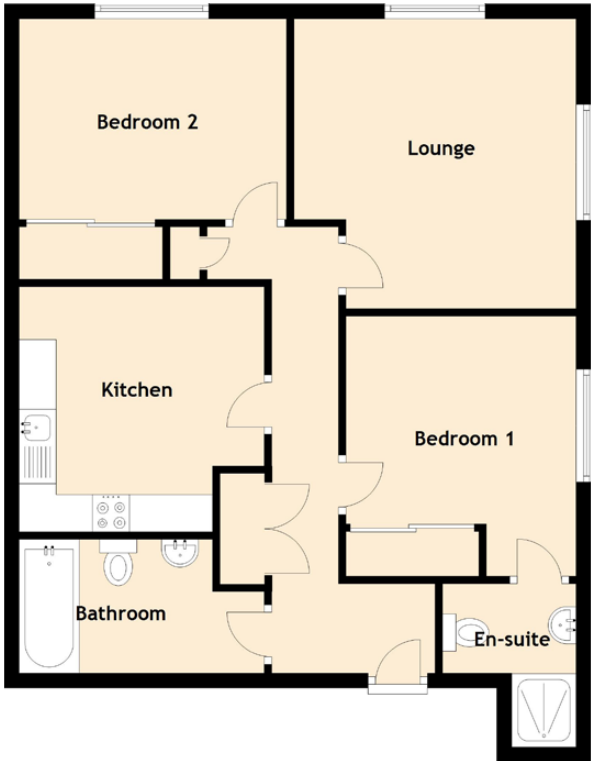




A MODERN TWO-BEDROOM UPPER FLAT IN THE CENTRE OF INVERNESS







THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.80m (12'6")
Kitchen	3.30m (10'10") x 3.30m (10'10")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bathroom	3.30m (10'10") x 1.80m (5'11")
En-suite	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m^2): $63m^2$

EPC Rating: B

Extras (Included in the sale): Lounge - Wall-mounted TV, sofa and storage unit. Kitchen - Oven, hob, washer/dryer and fridge/freezer.

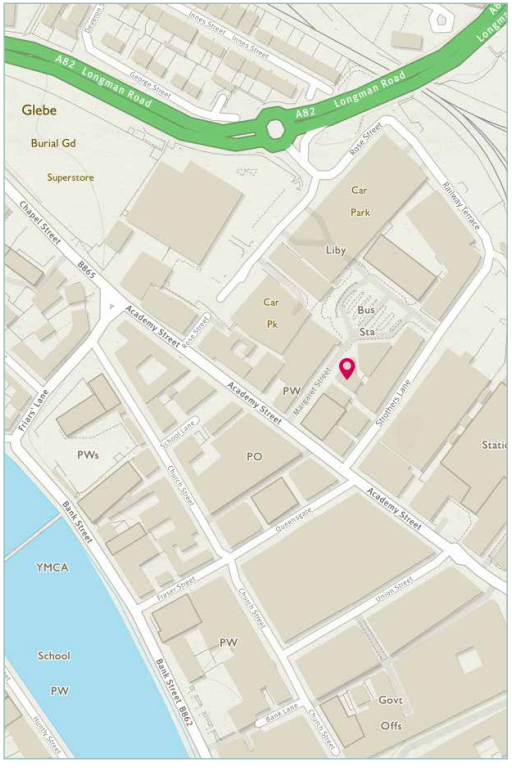


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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 THE SUNDAY TIMES



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