



Inchdairnie is within an easy commuting distance of Inverness being located on the ever popular Black Isle (an t-Eilean Dubh). There is excellent schooling at North Kessock Primary School and at the highly regarded Fortrose Academy with Inchdairnie located within the catchment area for both schools. Free transport is provided to these schools by Highland Council.

Inverness, the Capital of the Highlands is just over five miles drive. It is convenient for access to the A9 and A96 trunk roads, Raigmore Hospital, Inverness Airport and the new UHI Campus.

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 providing 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 easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The rugged 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, Castle Stuart Links and the Royal Dornoch just a few minutes drive away.

The Beaulie Firth, View of Alturlie towards Kessock & Inverness Castle



McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this four bedroom detached bungalow, located a short drive from Inverness. The property is set in a substantial area of garden grounds. Although currently overgrown the site could be opened up to provide extensive views across The Beauly Firth.

The property is of non-traditional construction and will therefore only appeal to cash buyers. It may be a consideration to demolish the current property and replace it with a more contemporary design.

The accommodation is all on one level and comprises of entrance hallway, inner hallway, lounge, dining room, kitchen, three bedrooms (master with en-suite bathroom), utility room and family bathroom.

The property benefits also from double glazing and oil fired central heating.

The driveway provides parking for a number of vehicles and leads to the double garage/workshop.



Kitchen



Lounge





Bedroom One



En-Suite



Bedroom Two



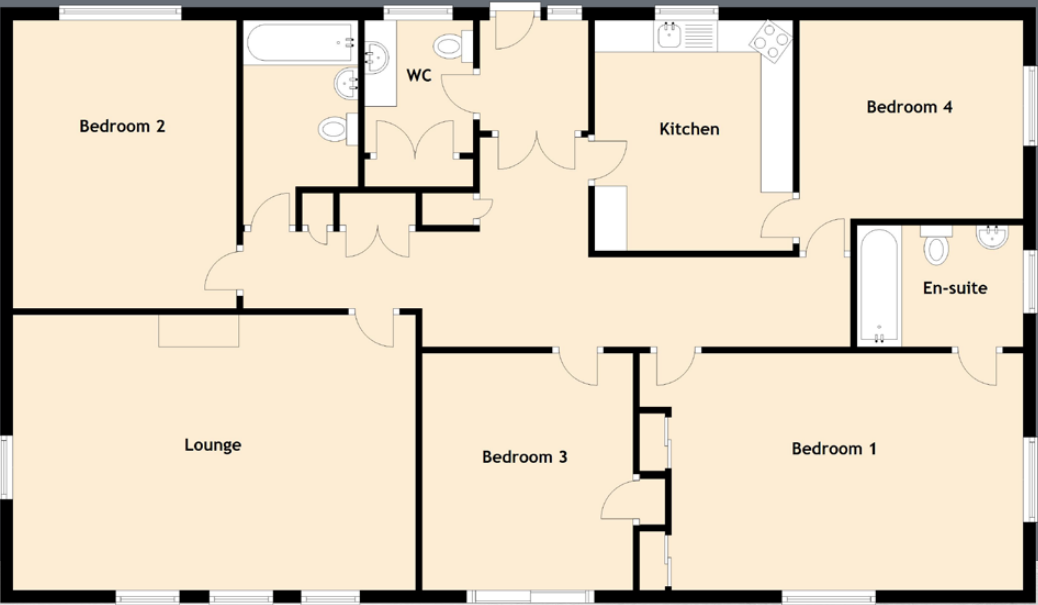
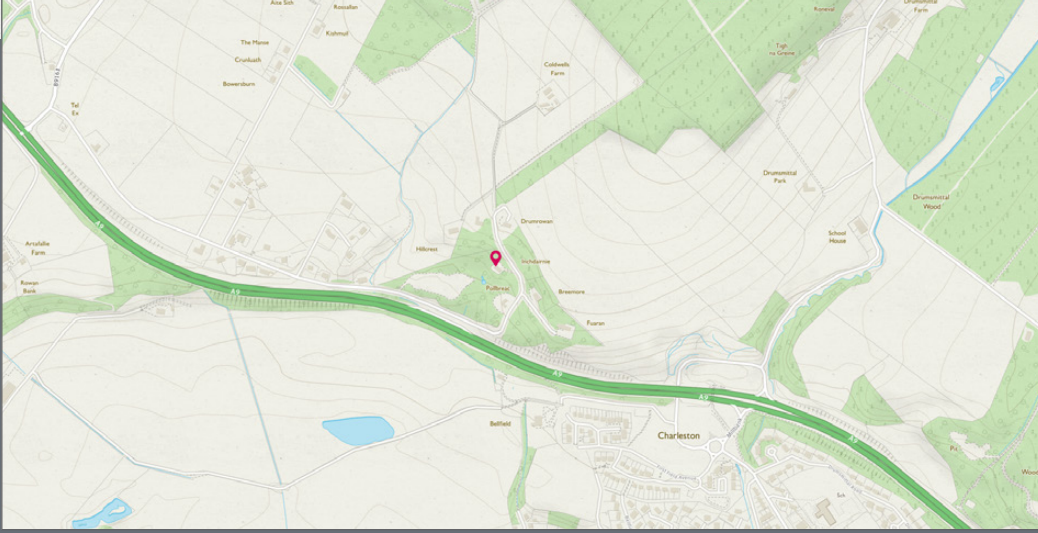
Bathroom



Bedroom Three



Bedroom Four



LOCATION/LAYOUT/DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Lounge	6.30m (20'8") x 4.30m (14'1")
Kitchen	3.60m (11'10") x 3.10m (10'2")
Bedroom 1	6.00m (19'8") x 3.70m (12'2")
En-suite	2.60m (8'6") x 1.90m (6'3")
Bedroom 2	4.50m (14'9") x 3.50m (11'6")
Bedroom 3	3.70m (12'2") x 3.30m (10'10")
Bedroom 4	3.50m (11'6") x 3.10m (10'2")
Bathroom	3.20m (10'6") x 1.80m (5'11")
WC	2.60m (8'6") x 1.70m (5'7")

Gross internal floor area (m²)

141m²

EPC Rating

F

PROPERTY SPECIFICATIONS

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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