





McEwan Fraser Legal

Solicitors & Estate Agents

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INVERNESS, HIGHLAND, IV1 1NP









31a Innes Street, Inverness

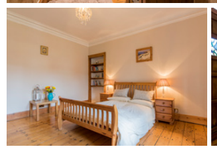
This lovely property is located close to the centre of Inverness, the capital of the Highlands and is served by Crown Primary School and the highly regarded Millburn Academy. It is within close walking distance to the train and bus stations and ideal for nights out or High Street shopping trips. If a quieter moment of relaxation is desired then the sanctuary of the beautiful River Ness is almost 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 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 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.

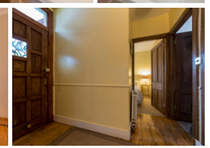
Part Exchange available. McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this well presented and spacious three-bedroom flat, with separate entrance door and garden, close to the centre of Inverness. This attractive property has just been upgraded in recent years to offer a comfortable and contemporary living environment with the charming wooden floors emphasising the character of this beautiful home. The property is constructed on one level and opens into the main hallway accessing the spacious lounge and two of the bedrooms. The third bedroom is currently being used as a dining-room. The well-fitted galley kitchen comes with integrated gas hob, electric oven, washer/dryer and fridge. A luxurious family bathroom with fully tiled walls and a shower over the bath completes the accommodation on offer. The property also benefits from gas central heating (boiler replaced in 2014), double glazing and is predominately wheelchair friendly.

The front and rear garden are easily maintained and mainly laid to lawn. This fantastic prospect, ideal for a first-time-buy, retirement home or Buy-to-Let investment, has also enjoyed a very successful period as a holiday let.

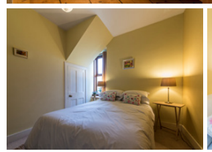


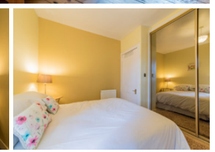








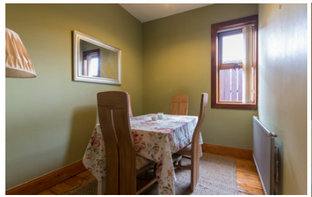


















The Specifications

Approximate Dimensions
(Taken from the widest point)

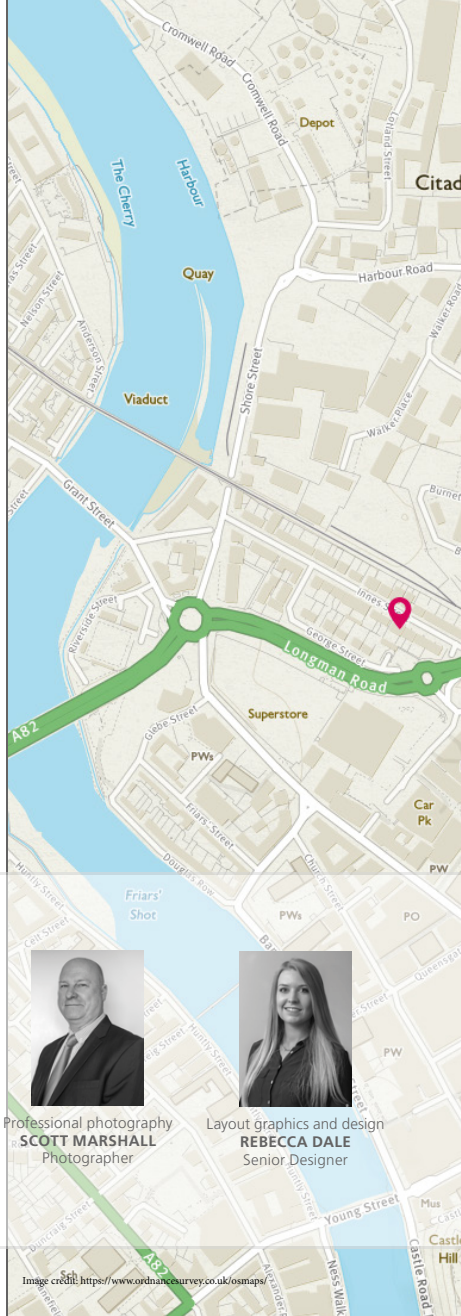
Lounge	3.60m (11'10") x 2.90m (9'6")
Kitchen	2.80m (9'2") x 1.40m (4'7")
Dining Room	2.80m (9'2") x 2.30m (7'7")
Bedroom 1	4.30m (14'1") x 4.10m (13'5")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bathroom	2.60m (8'6") x 1.30m (4'3")

Gross internal floor area (m^2): 51m^2

EPC Rating: C

Extras (Included in the sale):

Blinds, curtains, integrated oven, hob, washer/dryer, fridge and timber shed.



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Part Exchange Available

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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.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 THE SUNDAY TIMES THE TIMES



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