




McEwan Fraser Legal
Solicitors & Estate Agents
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41C Haugh Road
INVERNESS, IV2 4SD

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41C Haugh Road is located within easy walking distance to the centre of Inverness, the Capital of the Highlands. It is less than a mile from the main railway and bus stations and ideally located for nights out or High Street shopping trips. If a quieter moment of relaxation is desired the sanctuary of the beautiful River Ness is also close by.

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.

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. Golfers are

also well catered for with some of the most internationally famous and iconic courses such as Dornoch, Nairn and Castle Stuart less than an hour's drive away.

PART-EXCHANGE AVAILABLE McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this well presented and spacious one-bedroom City Centre upper flat located within easy walking distance of Inverness City Centre with its great selection of restaurants & bars.

This attractive property is in good decorative order and offers a comfortable and welcoming living environment. The main hallway accesses all accommodation which consists of spacious lounge/diner with open-plan kitchen (includes integrated gas hob & electric oven, washing machine and fridge), bathroom (with shower over bath) and large bedroom.

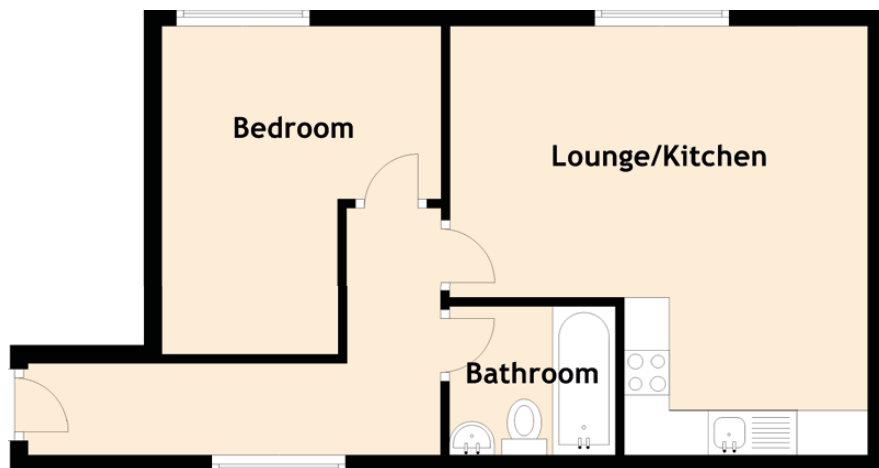
The property also benefits from gas central heating and double glazing.

This property has recently been tenanted on a long-term let but would also make a suitable first-time-buy or holiday investment property.



SPECIFICATIONS

FLOORPLAN, DIMENSIONS AND MAP



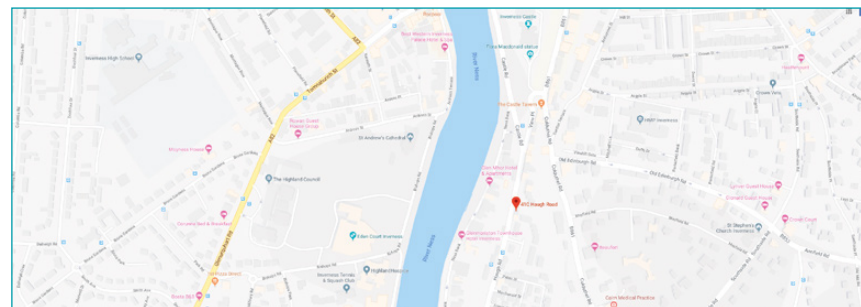
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	4.92m (16'2") x 4.68m (15'4")
Bathroom	1.95m (6'5") x 1.76m (5'9")
Bedroom	4.03m (13'3") x 3.13m (10'3")

Gross internal floor area (m²): 41m²

EPC Rating: D

Extras (Included in the Sale): Integrated gas hob & electric oven, washing machine and fridge.




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Part
Exchange
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Text and description
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