





# INVERNESS

HIGHLAND, IV1 1LP

Located in an ideal city centre position, convenient for work, visiting or as a home. Inverness provides all the attractions and facilities one would expect to find in a thriving city environment, Inverness is still 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 their outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.

A great city location with all facilities and amenities nearby.





# TOP RIGHT FLAT, 62 ACADEMY STREET

HIGHLAND, IV1 1LP

McEwan Fraser Legal is delighted to offer to the market this rare opportunity to purchase this spacious top-floor flat in this beautiful prestigious city building.

This Victorian property is a spacious three-bedroom apartment that has been renovated to a high standard with many pleasing features and offers city centre accommodation ideal for a professional couple or equally it would make a super luxury holiday let. The entire building in recent years has been renovated to an exact standard under strict supervision and is in excellent condition. The property has retained many original features including a feature fireplace and surround, high ceilings with dado and picture rails, pine panels doors and stripped pine floorboards.

The accommodation consist of a hallway, a large bright lounge with double formation windows to the front elevation, large fitted kitchen with appliances and includes an excellent range of wall and base units, a luxury fitted bathroom with marble tiles and a separate shower cubical, three large double bedrooms complete the accommodation. The property benefits from excellent storage space.

The flat is accessed from the main front door and is located on the top floor, the entrance hall is well kept and features original tile and wrought iron works. There is a secure entry system.

An opportunity to own a prestige city apartment, early viewings are highly recommended and by appointment only.



... RENOVATED TO A HIGH STANDARD WITH MANY PLEASING FEATURES ...





# FLOOR PLAN DIMENSIONS LOCATION



Approximate Dimensions (Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 5.10m (16'9") x 4.50m (14'9")  |
| Kitchen   | 4.70m (15'5") x 3.90m (12'10") |
| Bedroom 1 | 4.50m (14'9") x 4.50m (14'9")  |
| Bedroom 2 | 4.40m (14'5") x 3.20m (10'6")  |
| Bedroom 3 | 3.90m (12'10") x 2.80m (9'2")  |
| Bathroom  | 4.50m (14'9") x 1.60m (5'3")   |

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): Benefits from double glazing, gas central heating, secure entry system.

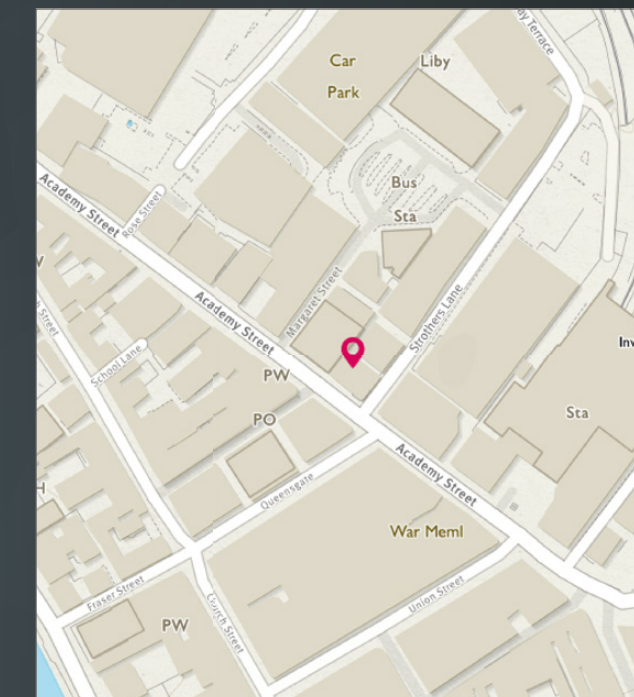


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