



Located in a popular modern development
An immaculate three bed semi with many attractive features

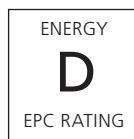


29 Rowan Grove

Inverness, Highland, IV2 7PG



Scan Here!





SMITHTON

Inverness

Rowan Grove is part of a modern development by Barratt Homes at Resaurie located between Smithton and Cradlehall on the eastern outskirts of the Highland Capital. The property is well located for local amenities, primary and secondary school at Culloden Academy approximately one mile from the property.

A Tesco 24 hour store, garden centre, DW health club along with various other shops including a multi cinema are all a short drive away at Inverness's main Retail Park. Raigmore Hospital, Police HQ and the UHI Campus (presently under construction) are also within easy reach.

The Highland capital of Inverness is located approximately four miles away providing all the amenities that you would expect from an ever growing city including a superb selection of restaurants and leisure facilities. There are excellent transport links to major cities within the UK and Europe which are provided by bus and rail links and with flights available daily from the Inverness Airport which is approximately eight miles East of the city.

Inverness is well located for outdoor adventures including sailing, walking, climbing, biking, and a whole host of other activities including championship golf courses.





29 ROWAN GROVE *Smithton*

This modern property offers flexible accommodation, the current owners have change the layout which has enhanced the property greatly and offers many pleasing features. The rooms are bright and well proportioned with gas radiator central heating and UPVC double glazed windows.

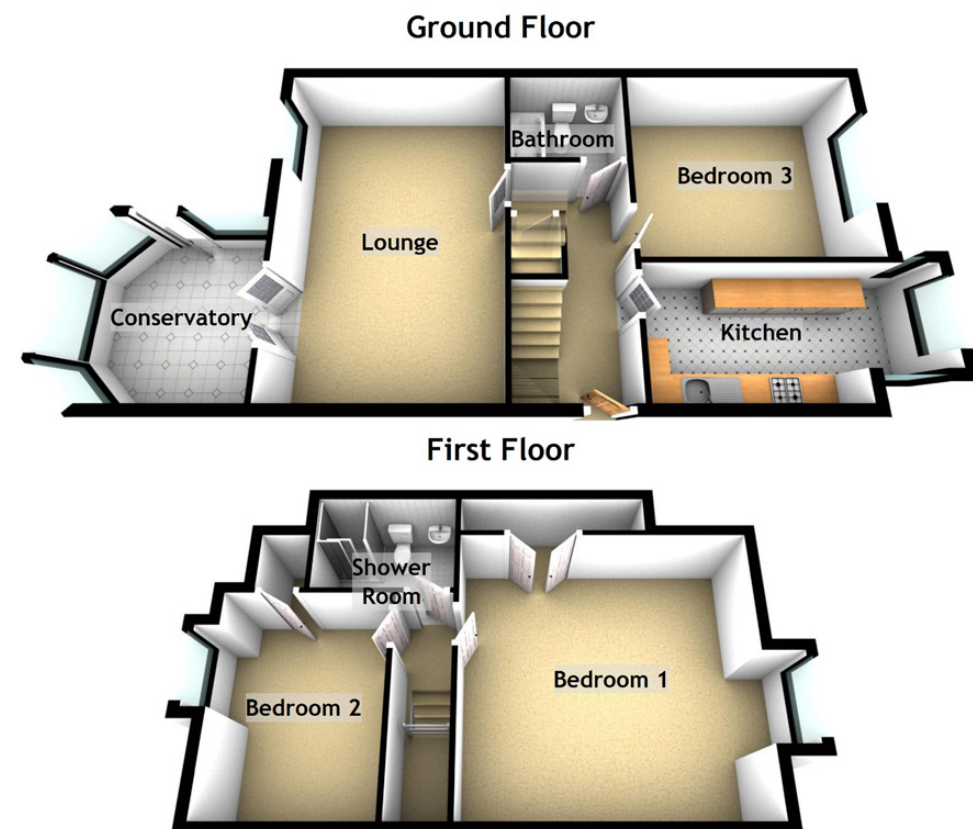
This immaculate property comprises of an entrance hall, a spacious lounge with feature stove and space for dining, entrance to the conservatory which leads to the rear landscaped garden which has a patio area and raised decking area for outside dining. The modern fitted kitchen has ample base and wall units with integrated appliance including a large plumbed in American style fridge freezer, to the front elevation there is a large double bedroom, a three piece family bathroom with complementary tiling completes the ground floor accommodation. Upstairs there are two large double bedrooms with the main bedroom to the front which is large enough to accommodate a seating area. The main shower room is a wet room with full tiling which is finished to a high standard. The property benefits from a secure easily maintained enclosed rear garden with a wood store and garden shed.

Early viewings are highly recommended to appreciate the many attractive features this property has to offer and to fully appreciate this quality home.





BEDROOMS & BATHROOMS

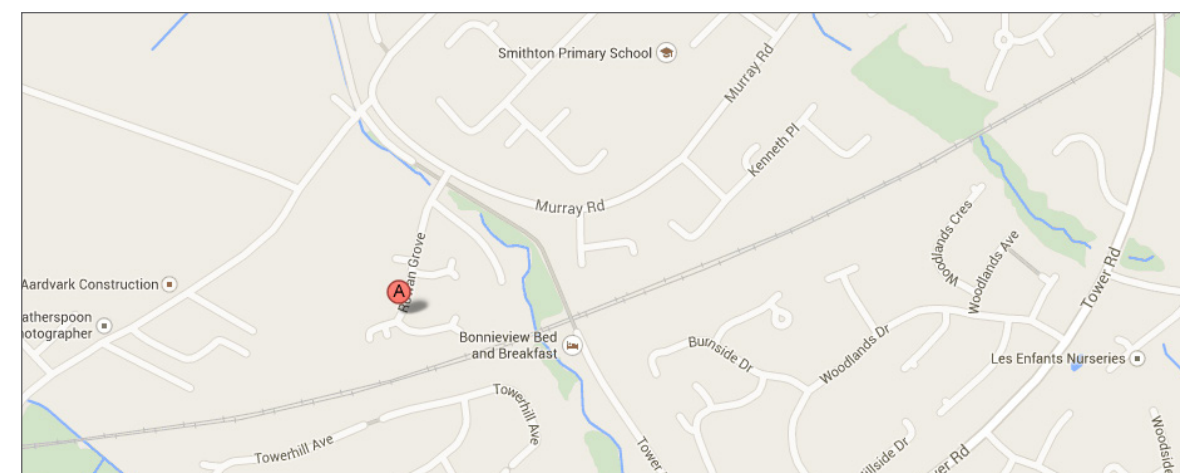


APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.60m (18'4") x 3.80m (12'6")
Kitchen	4.80m (15'9") x 2.20m (7'3") max
Conservatory	3.30m (10'10") x 3.00m (9'10")
Bedroom 1	5.10m (16'9") x 5.00m (16'5")
Bedroom 2	3.85m (12'8") x 2.88m (9'5")
Bedroom 3	4.00m (13'1") x 3.40m (11'2")
Bathroom	2.00m (6'7") x 1.60m (5'3")
Shower Room	2.93m (9'7") x 1.80m (5'11")

EXTRAS (Included in the sale)

Double glazed, garden shed, split level decked area, conservatory, gas central heating, all floor covering, curtains and blinds where applicable. Integrated kitchen appliances, the large fridge freezer is available by separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

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.

Disclaimer - 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 schedule 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.



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer