





McEwan Fraser Legal

Solicitors & Estate Agents

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12 Round House Court

NORTH KESSOCK, INVERNESS, HIGHLAND, IV1 3JD



KESSOCK BRIDGE

A9 / A96 ROAD LINKS

LEISURE FACILITIES

LOCAL AMENITIES

DRIVEWAY

12 ROUND HOUSE COURT

STUNNING TWO BEDROOM SEMI-DETACHED VILLA IN MODERN PART OF NORTH KESSOCK DEVELOPMENT CLOSE TO INVERNESS.

The property is located in the popular residential area of the Tulloch Homes Bellfield Meadows development in the village of North Kessock. The village is located on the world famous Black Isle and offers convenience store, Post Office, village hall, hotel, medical practice, dentist, modern primary school and nursery.

Inverness, the Capital of the Highlands is approximately three miles and five minutes drive away. It is convenient for access to the A9 & 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 are 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 and Castle Stuart just a few minutes drive away.

McEwan Fraser Legal are delighted to offer the opportunity to purchase this attractive and contemporary two-bedroom semi-detached villa built in 2012 to Tulloch Homes popular "Iona" design. Located in the desirable village of North Kessock, a short drive from Inverness city centre this easily maintained home is in walk-in condition and well finished throughout.

The accommodation is on two levels and comprises on the ground floor of a welcoming and spacious lounge, cloakroom WC and well-fitted kitchen/diner with patio doors to the rear garden. On the upper floor there are two good sized double bedrooms both with fitted cupboards and an immaculate family bathroom with mains shower over bath.

The front garden is laid to lawn with a large tarmac driveway offering ample off street parking. The easily maintained and private rear garden is also laid to lawn with a paved patio for outside entertaining and relaxing. In addition, the property has open aspects to both front and rear. A timber shed handy for storing garden implements in included in the sale.

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

This property would make an ideal starter purchase or buy-to-let.















LOUNGE AND KITCHEN

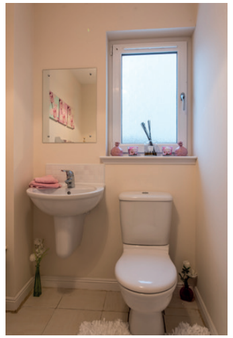






BEDROOMS & BATHROOM

"...ON THE UPPER FLOOR THERE ARE TWO GOOD SIZED DOUBLE BEDROOMS BOTH WITH FITTED CUPBOARDS AND AN IMMACULATE FAMILY BATHROOM WITH MAINS SHOWER OVER BATH..."









Approximate Dimensions
(Taken from the widest point)

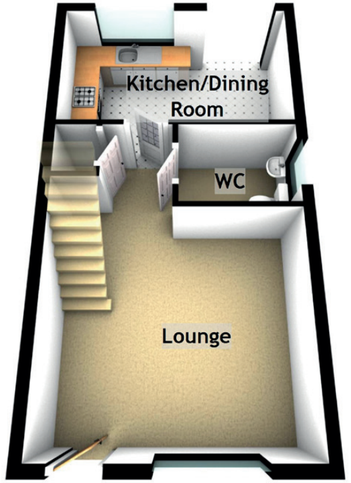
Lounge	4.47m (14'8") x 4.30m (14'1")
Kitchen/Dining Room	4.30m (14'1") x 2.50m (8'2")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	2.10m (6'11") x 1.50m (4'11")

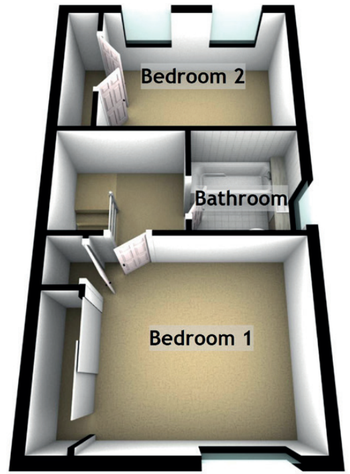
Gross internal floor area (m^2) - 71m^2

EPC Rating - C

Extras
(Included in the sale)

Timber shed, integrated oven and hob.





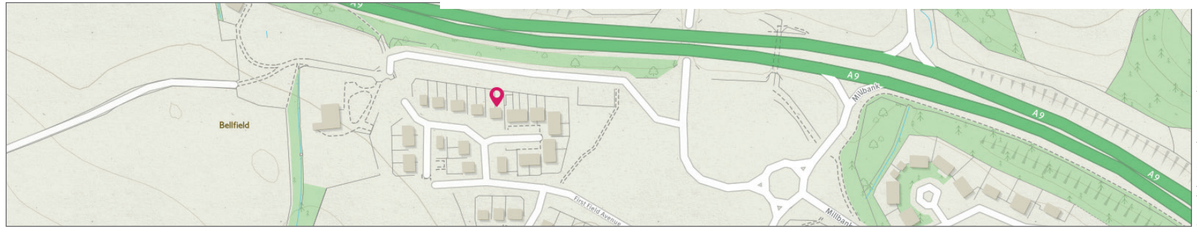


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Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014

THE SUNDAY TIMES THE TIMES



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