







## 5 Round House Avenue

NORTH KESSOCK, INVERNESS, IV1 3JE









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The property is located in the popular residential area of Bellfield Meadows 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 a five-minute drive away being three miles from the city. It is very 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 & 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.









## 5 ROUND HOUSE AVENUE

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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this very attractive three-bedroom semi-detached house built to Tulloch Homes' popular "Barra" design in 2012 and has the balance of the 10-year NHBC guarantee remaining. The former show home is located on a generous corner plot within a popular residential development in North Kessock close to all local services.

The accommodation consists of on the lower floor, hallway, lounge, kitchen/diner (including integrated oven and hob, dishwasher, fridge freezer and washing machine) and WC. The upper floor comprises of a master bedroom with en-suite shower and fitted wardrobe, two additional bedrooms, a family bathroom with WC and basin.

The property benefits from oil-fired central heating and double glazing throughout.

The front garden area is laid mainly to lawn. The fully enclosed rear garden has a driveway allowing off-road parking for two vehicles. A timber shed with power is included in the sale.

A factoring fee of £150 to cover maintenance of communal areas is payable per annum.

This property would make a wonderful family home or investment property.



















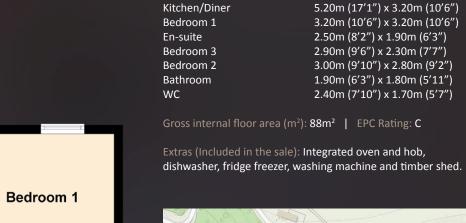




## SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



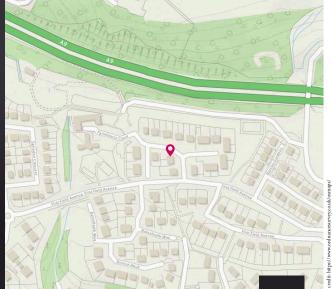


Lounge

Bedroom 3

Approximate Dimensions (Taken from the widest point)

5.00m (16'5") x 3.40m (11'2")











Solicitors & Estate Agents

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