




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

5 Argyle Terrace

INVERNESS, IV2 3HN



INVERNESS

IV2 3HN

This property is located in a quiet street in a popular residential area of the Crown, just 0.4 miles from the centre of Inverness, the capital of the Highlands. It is within easy commuting distance to Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym and Kingsmill Medical Centre is very close. The area is well-served by excellent local bus services to most parts of the city.

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.





5 ARGYLE TERRACE

INVERNESS, IV2 3HN

McEwan Fraser Legal is delighted to present this rare opportunity to acquire an immaculate walk-in condition 1 bedroom flat in the Crown Inverness. The flat is in a quiet area within 10 minutes walking from the heart of the city.

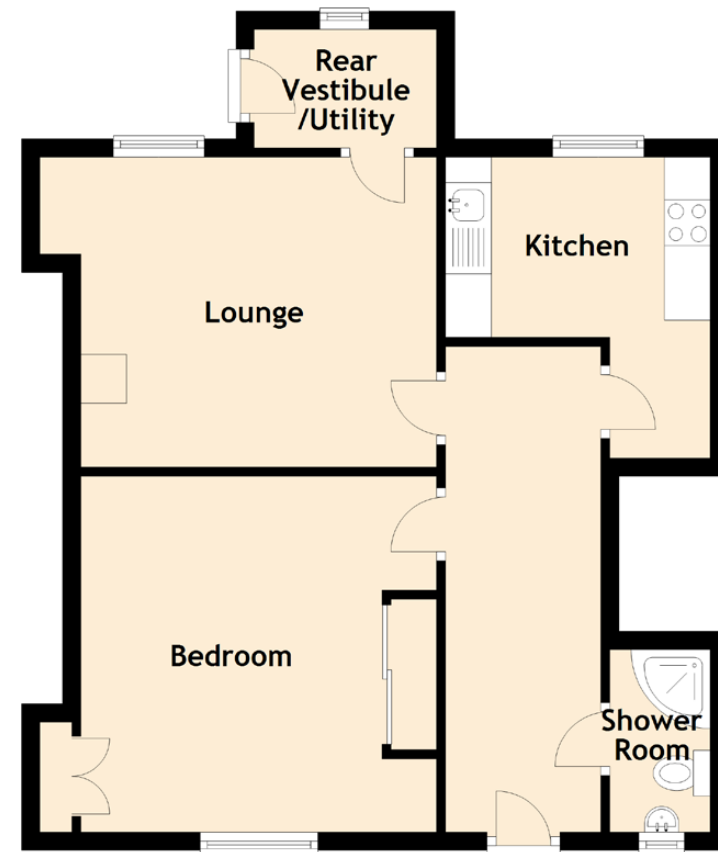
Inside, the property comprises of an entrance hallway, kitchen finished to a high spec including integrated white goods complete with fridge/freezer, washing machine is available in the porch utility to the rear of the lounge. The property has one main shower room, one large double bedroom including built in wardrobes and comfortable lounge. The property benefits from gas central heating with residents parking available in nearby Porterfield Bank. To the rear of the property is a well-tended communal garden with garden shed. Viewing is essential to appreciate the finish and quality of the flat.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

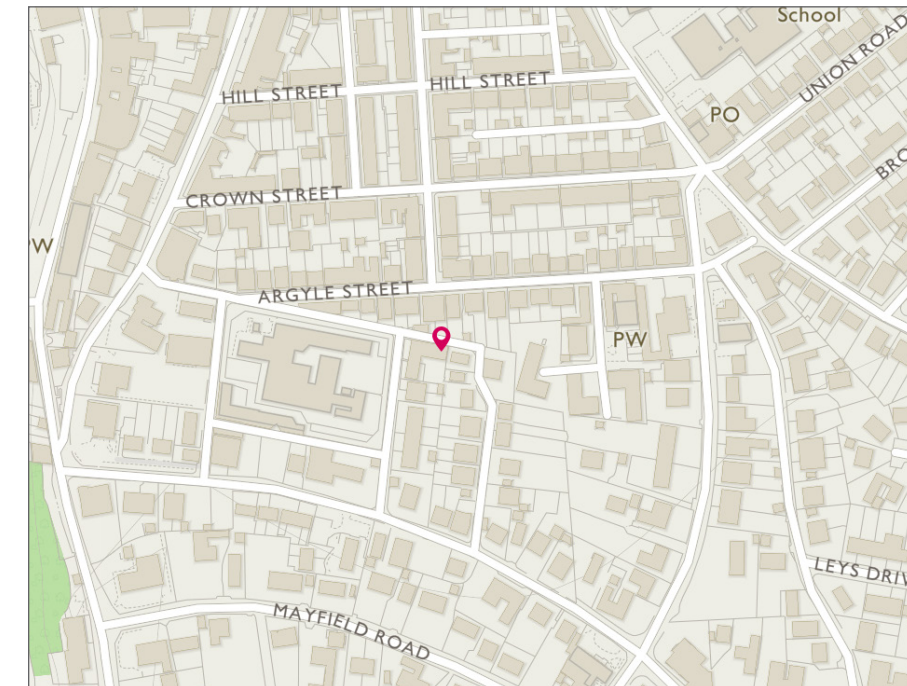


Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.40m (11'2")
Rear Vestibule/Utility	2.00m (6'7") x 1.30m (4'3")
Kitchen	3.30m (10'10") x 2.50m (8'2")
Bedroom	3.90m (12'10") x 3.90m (12'10")
Shower Room	2.00m (6'7") x 1.10m (3'7")

Gross internal floor area (m²): 50m² | EPC Rating: C

Extras (Included in the sale): All white Goods are included in the sale.





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Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer