

# 45 and 46 Glenlia

FOYERS, INVERNESS, HIGHLANDS, IV2 6XY



45 Glenlia

*A chance to acquire two apartments as a combined package in Glenlia, Foyers. A ground floor one-bedroom with a private garden and a first-floor three-bedroom*



46 Glenlia



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This is an excellent opportunity to acquire two apartments in the serene enclave of Glenlia, Foyers, just outside Inverness.

# 45 GLENLIA THE LOUNGE



Step into a spacious three-bedroom first-floor apartment, meticulously maintained and upgraded to epitomise move-in readiness. From the expansive hallways to the generously sized rooms, this residence offers the comfort and style of a large family home. With a spacious lounge featuring a wood burner fireplace and a dining area perfect for gatherings, hosting becomes a pleasure. The separate kitchen, equipped with built-in appliances, caters to culinary enthusiasts.

# THE KITCHEN





Three good-sized bedrooms and two well-appointed bathrooms enhance the allure of this property. Convenience meets practicality with designated parking and a lock-up garage included in the sale, along with a partially floored attic space for additional storage or expansion.

## THE SHOWER ROOM



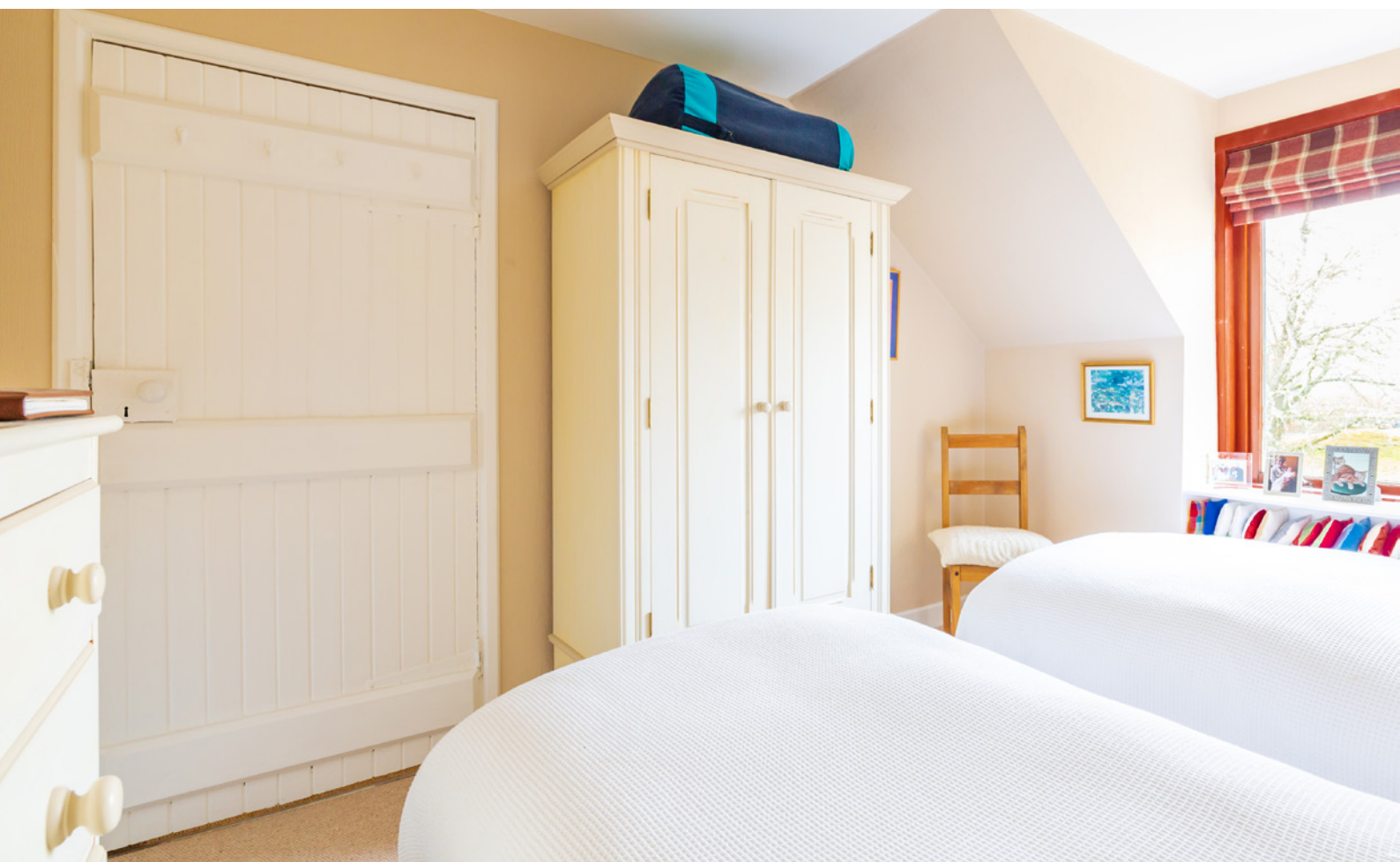
# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

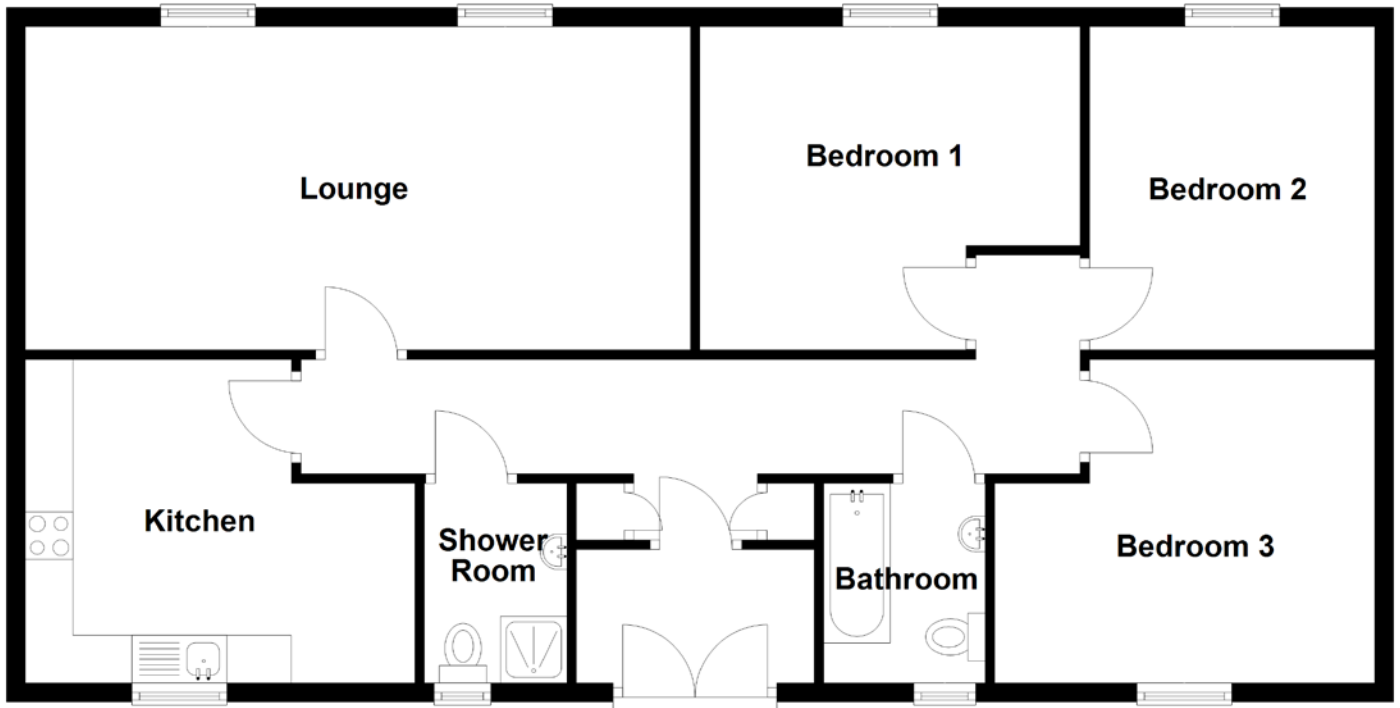




# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

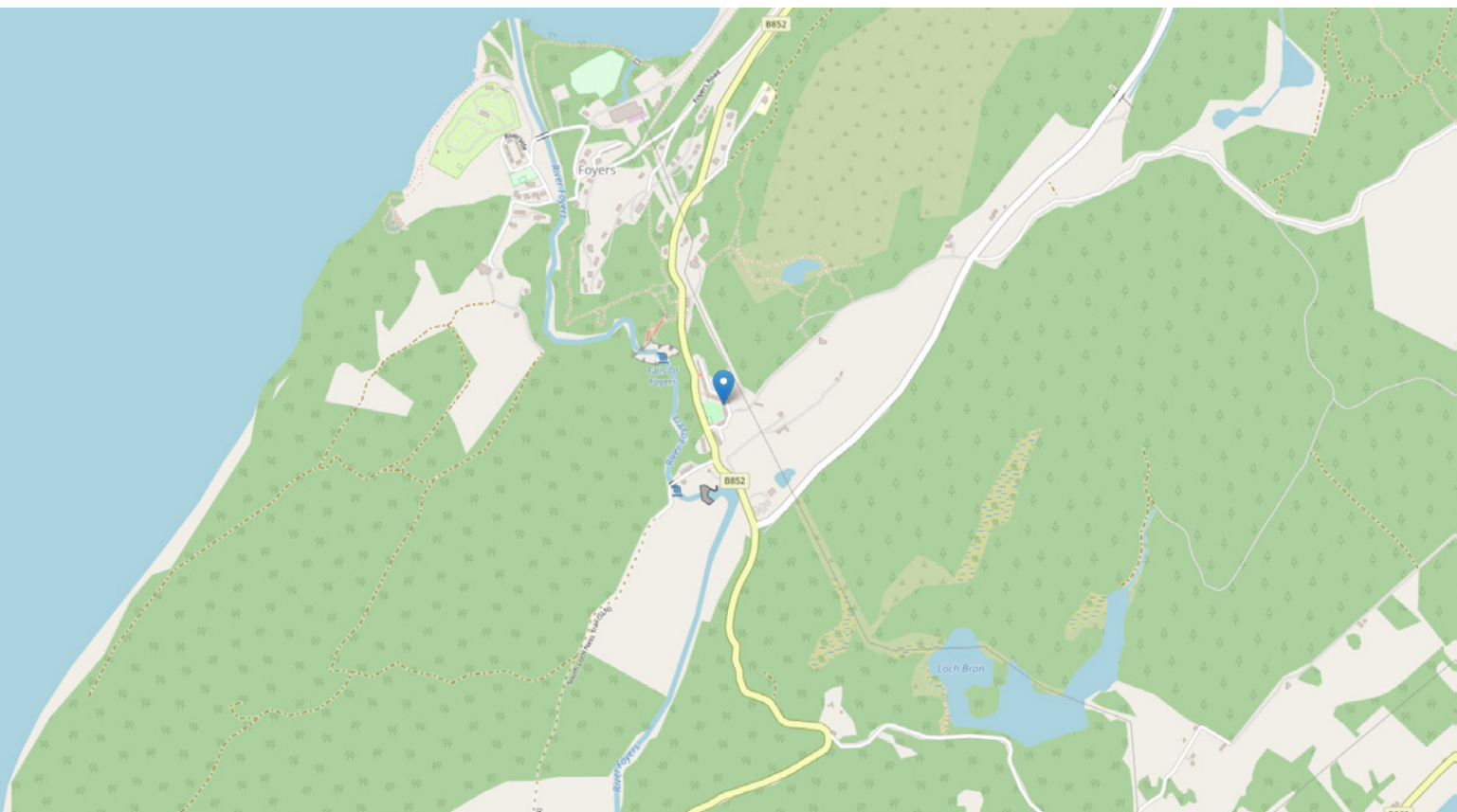


Approximate Dimensions (Taken from the widest point)

Lounge	7.00m (23') x 3.40m (11'2")
Kitchen	4.10m (13'5") x 3.40m (11'2")
Shower Room	2.10m (6'11") x 1.50m (4'11")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Bedroom 1	4.00m (13'1") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	4.00m (13'1") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>  
EPC Rating: D



# 46 GLENLIA THE KITCHEN



This turnkey one-bedroom apartment awaits, meticulously upgraded and maintained to a remarkably high standard. With a modern kitchen, complete with built-in appliances, and a cosy lounge adorned with a wood burner fireplace, comfort is assured.

# THE LOUNGE





The beautifully presented bathroom and peaceful double bedroom overlook the private garden, providing a tranquil retreat. Step outside to the charming private rear garden area for relaxing moments outdoors.

# THE BATHROOM



# THE BEDROOM



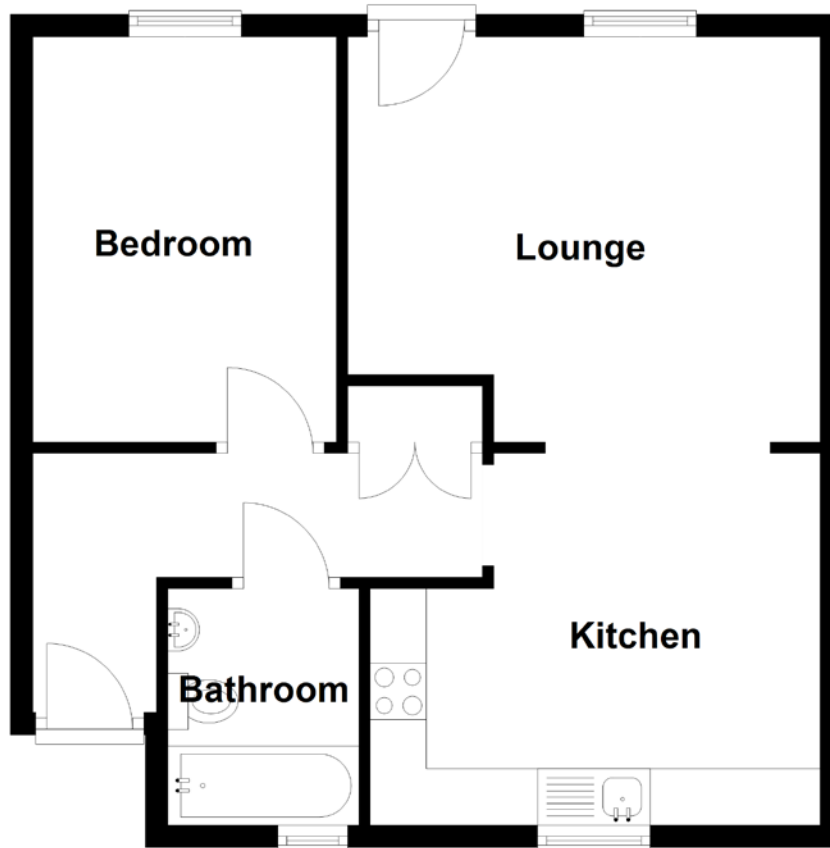
# EXTERNALS



Both apartments work off of a shared boiler and oil-fired heating system

Don't miss out on this opportunity to own these two remarkable apartments offering comfort, style, and convenience in the scenic Glenlia enclave.

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

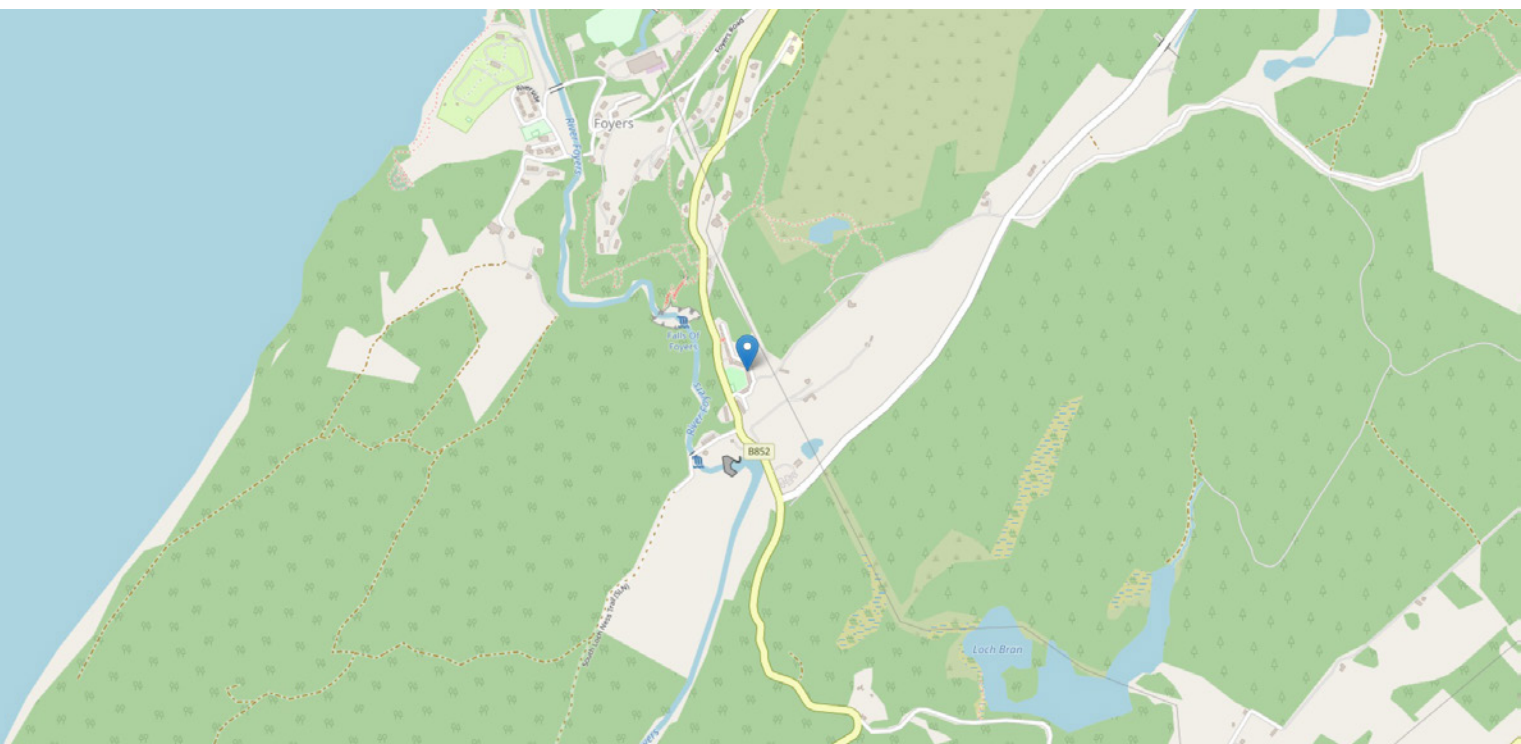
Lounge  
Kitchen

4.20m (13'9") x 3.60m (11'10")  
4.00m (13'1") x 3.30m (10'10")

Bedroom  
Bathroom

Gross internal floor area (m<sup>2</sup>): 51m<sup>2</sup>  
EPC Rating: D

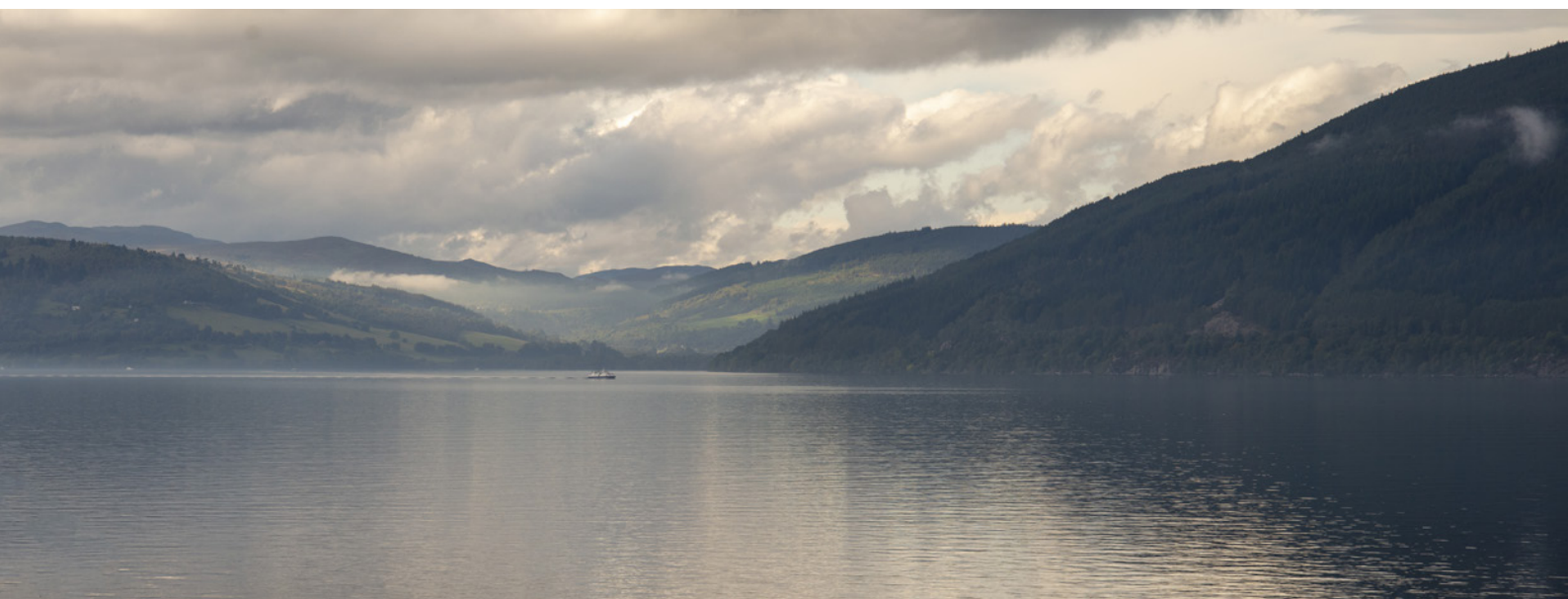
3.60m (11'10") x 2.70m (8'10")  
2.10m (6'11") x 1.70m (5'7")





# THE LOCATION

Discover the tranquil beauty of these excellent apartments in Glenlia, nestled in the heart of Foyers, a charming village with a rich array of local amenities. Located just a stone's throw away, residents can easily access a post office, restaurant, shop, hotel, farm shop, and health centre. Foyers Primary School ensures a seamless education for junior ascholars, while senior pupils benefit from the newly constructed Inverness Royal Academy, facilitated by complimentary Highland Council-supplied transport.





Foyers is surrounded by breathtaking scenery, offering residents an idyllic backdrop for a multitude of recreational activities. From invigorating hillwalking and climbing to the serenity of horse riding and fishing, the area is a haven for outdoor enthusiasts.

Situated a mere 20 miles away, Inverness beckons with its vibrant city life and a wealth of attractions. Acknowledged as one of the fastest-growing cities in Europe, Inverness combines modern conveniences with the allure of spectacular landscapes and historical landmarks. Residents can explore retail parks and supermarkets, indulge in cultural experiences, access top-notch educational institutions, enjoy entertainment venues and benefit from excellent medical facilities.

Foyers seamlessly blends the tranquillity of village life with the vibrancy of city living, offering an unparalleled lifestyle for those seeking the perfect balance between urban amenities and natural beauty.



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THE SUNDAY TIMES  
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