




McEwan Fraser Legal
Solicitors & Estate Agents
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44 Spey Avenue
MILTON OF LEYS, INVERNESS, HIGHLAND, IV2 6DS

44 SPEY AVENUE

MILTON OF LEYS, INVERNESS, HIGHLAND, IV2 6DS

This property is located in the popular Milton of Leys district of Inverness, the capital of the Highlands and has easy access to Raigmore Hospital, Lifescan Scotland, Police HQ, Inshes Retail Park and Beechwood Business Park along with two major supermarkets. Primary schooling is available at the modern Milton of Leys Primary School, with secondary pupils attending Inverness Royal Academy. The area is also well served by bus services to the city centre and other parts of the city.

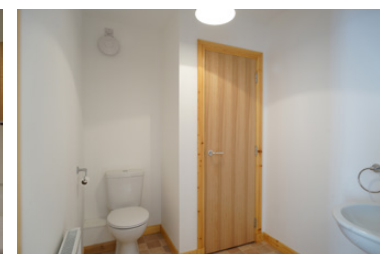
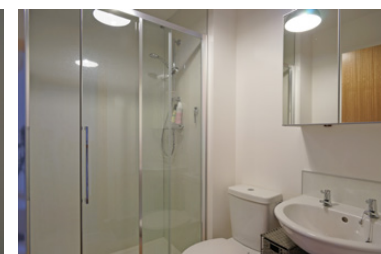
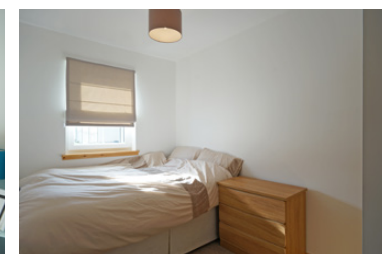
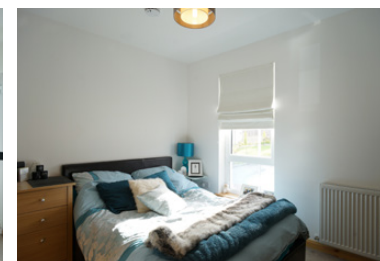
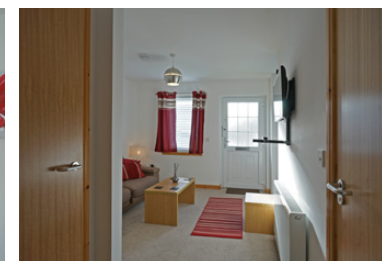
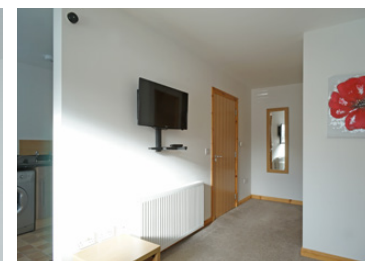
Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands is renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the northwest 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.

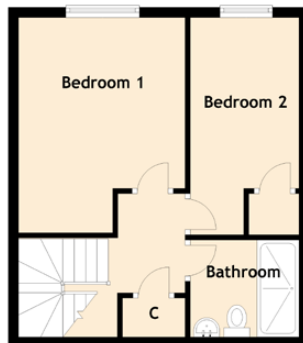
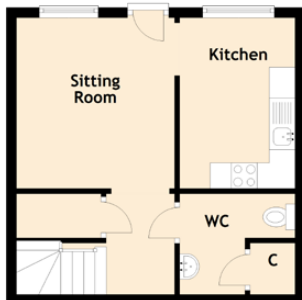
McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this attractive, end-terrace two-bedroom home built by Tulloch Homes, in 2015, to their New York design. The property is situated in a very quiet cul-de-sac in the desirable residential area of Milton of Leys in Inverness and has the majority of NHBC Building Guarantee remaining. The accommodation comprises of large open plan lounge, breakfasting kitchen and WC on the ground floor. The upstairs consists of two large bedrooms, both with fitted storage, and shower room with double shower cabinet.

The property benefits from gas-central heating and double-glazing. Parking is available next to the property and a small annual factoring is payable to cover the upkeep of the communal areas. This contemporary property would make an excellent first-time-buy or buy to let investment.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Sitting Room	3.32m (10'11") x 3.07m (10'1")
Kitchen	3.48m (11'5") x 2.24m (7'4")
Bedroom 1	4.18m (13'9") x 3.20m (10'6")
Bedroom 2	2.82m (9'3") x 2.11m (6'11")
Bathroom	2.82m (9'3") x 1.72m (5'8")
WC	2.24m (7'4") x 1.96m (6'5")

Gross internal floor area (m2) : 58m² // **EPC Rating :** C

Extras (Included in the sale) : Carpets, blinds and free-standing electric cooker. (The inclusion of all other furnishings is negotiable depending on the offers made)

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