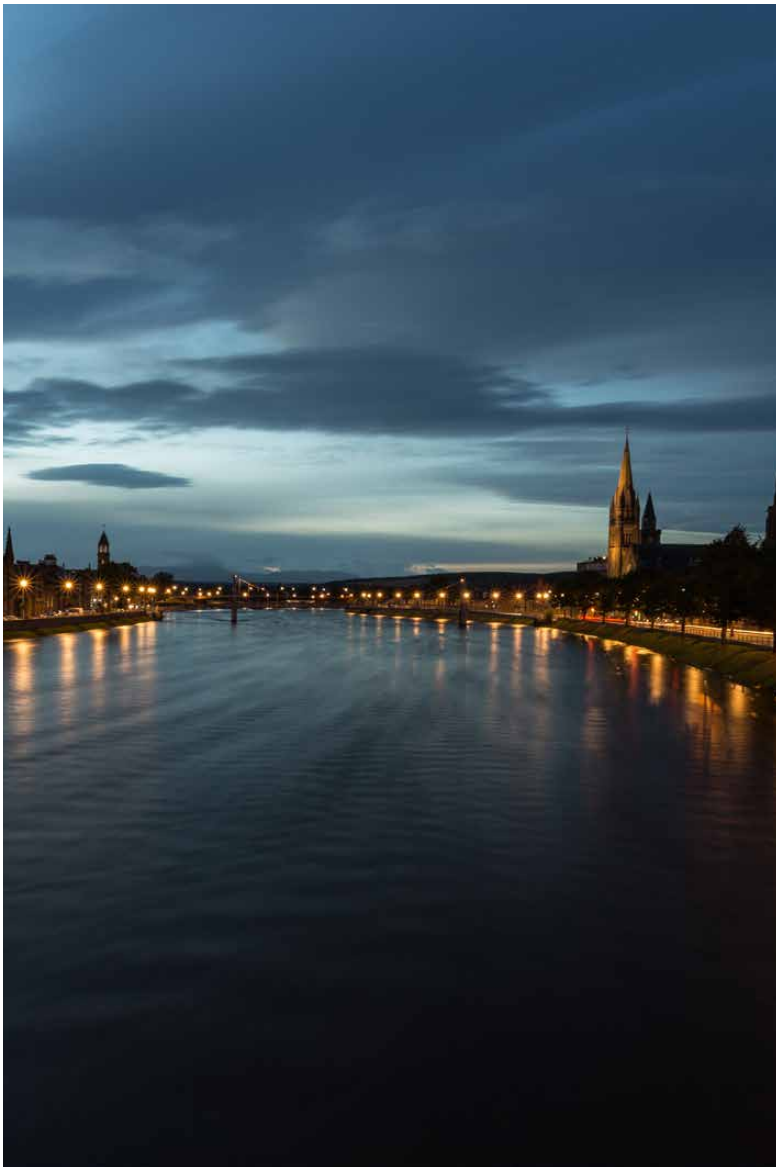





McEwan Fraser Legal
 Solicitors & Estate Agents
 01463 211 116

36 Inshes Mews

INVERNESS, IV2 5HY



INVERNESS

IV2 5HY

This attractive property is located in a very quiet location in the desirable residential area of Inshes, just over two miles from the centre of Inverness, the Capital of the Highlands. It is within a short walking distance of Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym and Beechwood Business Park.

The property is also close to Inshes Primary School and within the catchment area for the highly regarded Millburn Academy. It is also 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. 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. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart within an hour's drive away.

36 INSHES MEWS

INVERNESS, IV2 5HY

McEwan Fraser Legal are delighted to offer an amazing opportunity to purchase this very attractive and modern two-bedroom end-terrace, located in a popular residential area of Inverness and just over two miles from the city centre. This property is beautifully presented and in walk-in condition.

The accommodation is constructed over two levels with the lower floor consisting of entrance vestibule with WC, very spacious lounge, open-plan kitchen/dining/family room with patio doors to large paved, outdoor sitting area. The stunning kitchen comes well-equipped with integrated electric oven & gas hob, washing machine and dishwasher. The adjacent dining area has room for a large dining-table.

The upper floor comprises of landing area, master bedroom with en-suite shower and separate bath and another double bedroom with en-suite shower.

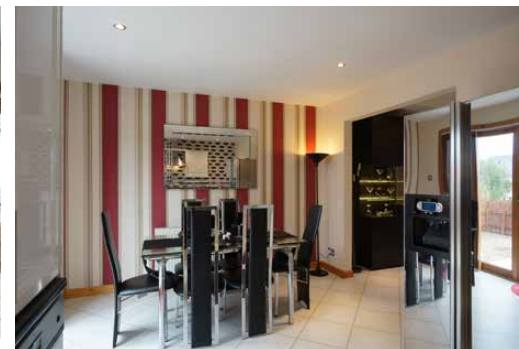
The property benefits from gas-fired central heating and double glazing throughout.

The fully enclosed paved and chipped rear garden provides a very pleasant outdoor sitting area with views across to The Black Isle.

This outstanding property would make a lovely executive or family home.

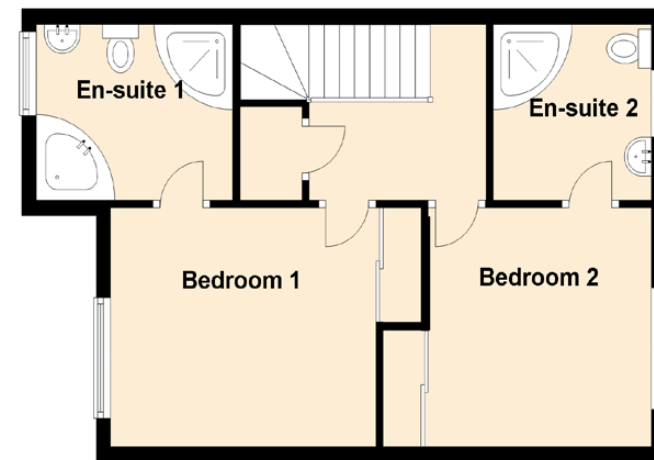


“ OUTSTANDING TWO-BEDROOM EXECUTIVE END-TERRACE HOUSE IN THE VERY POPULAR RESIDENTIAL AREA OF INSHES ”





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Sitting Room	5.22m (17'2") x 4.29m (14'1")
Kitchen	5.18m (17') x 3.30m (10'10")
Cloakroom	2.30m (7'7") x 0.90m (2'11")
Bedroom 1	3.36m (11') x 3.07m (10'1")
En-suite 1	2.75m (9') x 2.23m (7'4")
Bedroom 2	3.47m (11'5") x 3.07m (10'1")
En-suite 2	2.26m (7'5") x 2.21m (7'3")

Gross internal floor area (m²): 88m² | EPC Rating: C

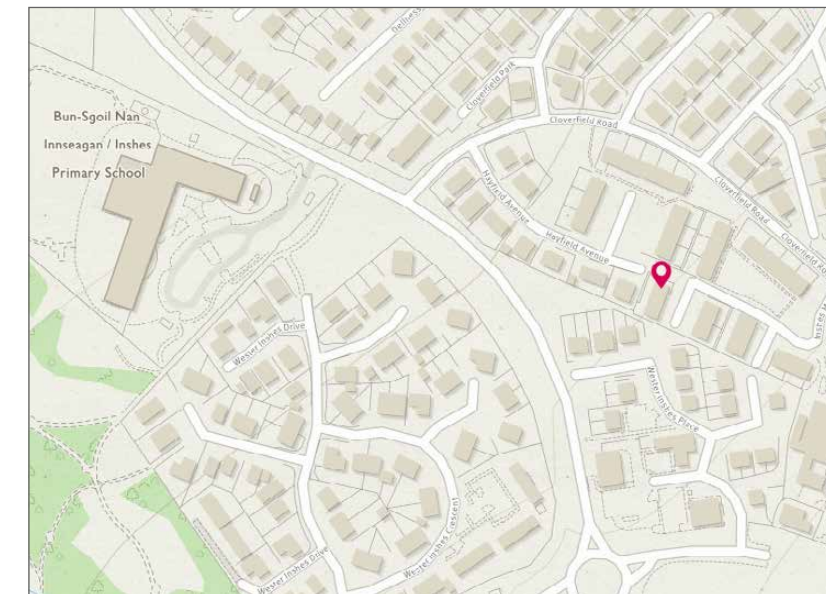
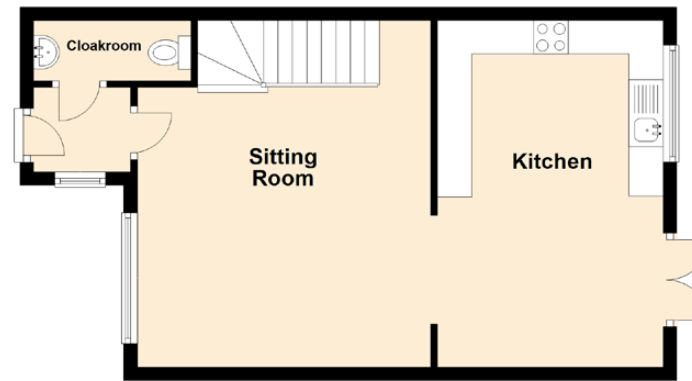
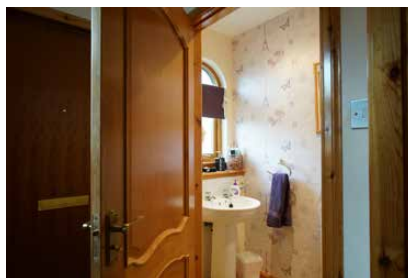
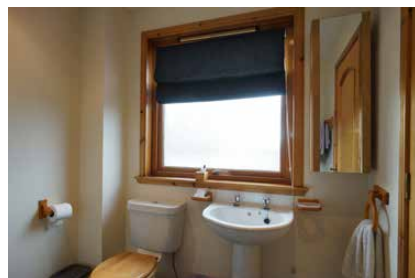
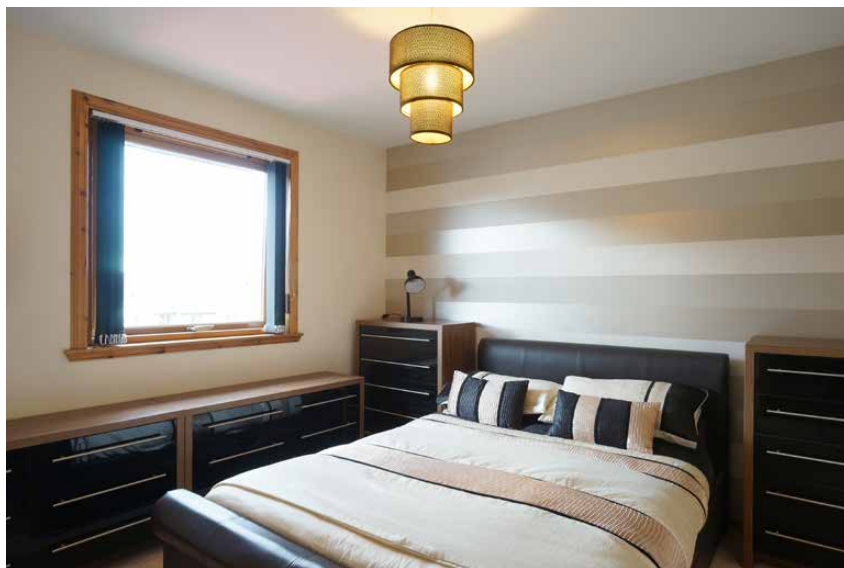


Image credit: <https://www.edmundsury.co.uk/smap/>



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