




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

13 Leachkin Terrace

INVERNESS, IV3 8LQ



INVERNESS

IV3 8LQ

This property is located in the quiet and popular Scorguie district of Inverness, the Capital of the Highlands. It is close to a Post Office, chemist and takeaway restaurant at Charleston Shopping Complex. Muirtown Primary School, Charleston Academy, New Craigs Hospital and Caley Marina are also within easy walking distance.

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 and 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.





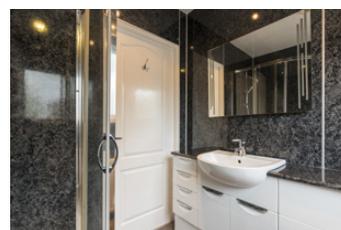
13 LEACHKIN TERRACE

INVERNESS, IV3 8LQ

McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this very attractive three -bedroom semi-detached bungalow located in the popular residential area of Scorguie.

The property is constructed all on one level with the accommodation comprising of an entrance hallway, spacious kitchen/diner, kitchen (with electric hob and electric double oven, fridge, washer/dryer and dishwasher – all integrated) plus patio garden access, hallway, three bedrooms (all with fitted wardrobes) with main bedroom benefiting from a double shower en-suite plus a family lounge with gas fire. Separate family bathroom with shower over the bath. The front garden has a two-car driveway leading to a large garage. and this is offset by an area of lawn. The large rear garden is fully enclosed and is also laid to lawn with a slabbed and stoned patio.

This property benefits from modern gas-fired central heating (boiler fitted in 2020) and double-glazing with the property's roof completely replaced in 2017. This home has previously functioned as a Bed and Breakfast but would make an excellent retirement home or buy-to-let investment.



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



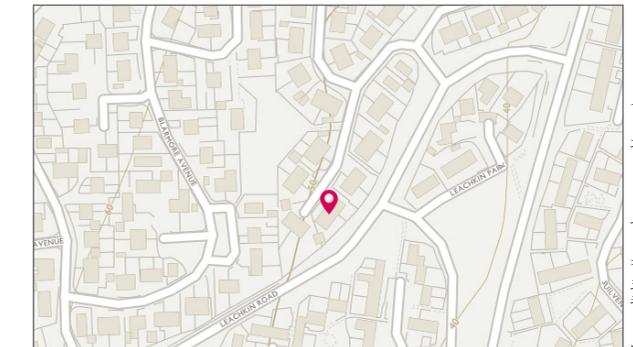
Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.10m (13'5")
Kitchen	3.80m (12'6") x 2.90m (9'6")
Dining Room	3.80m (12'6") x 2.70m (8'10")
Utility	1.90m (6'3") x 1.40m (4'7")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
En-suite	1.90m (6'3") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 2.50m (8'2")
Bedroom 3	3.80m (12'6") x 2.90m (9'6")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 102m² | EPC Rating: C

Buyer's Premium Value: £4,000

Extras (Included in the sale): Furnishings available by separate negotiation.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer