

29 Brude's Hill

INVERNESS, IV3 8AG



A spacious three-bedroom home within a fourplex in Kinmylies, Inverness



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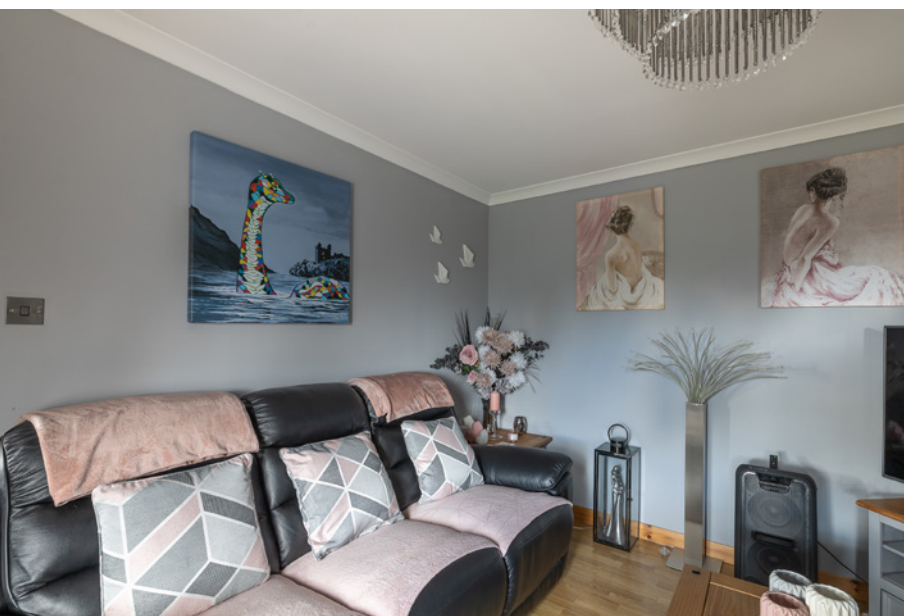


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McEwan Fraser Legal is delighted to present a rare opportunity to purchase a spacious 3 Bedroom home within a fourplex in Kinmylies, Inverness. The property sits below Craighphadrig Forest in an elevated location with wonderful views across Inverness.

THE LOUNGE



Specifically, the accommodation includes an entrance hallway that offers access to both the lounge, kitchen/diner and stairs to the upper floor. The medium size family lounge is a comfortable family space with a freestanding electric fire.

THE KITCHEN/DINER



Next is a spacious kitchen/diner with a breakfast bar. The kitchen is complete with a gas hob, cooker hood and electric oven, standalone fridge/freezer and washing machine and is well served with storage space. A fabulous dining area complements this space.



To the rear of the kitchen is access to bedroom 3 a double bedroom in the hall there is a double wardrobe. A convenient downstairs WC completes the ground floor.

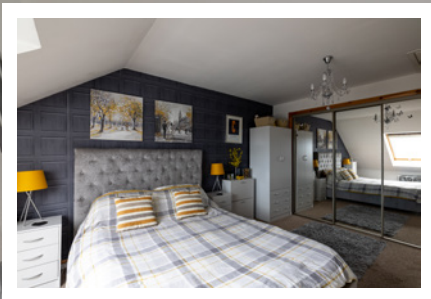
BEDROOM 3 & WC





Returning to the entrance hall the stairs lead up to bedroom 1 and 2 and the family bathroom. Bedroom 1 is a large double with a full-width wardrobe and a Velux window. Bedroom 2 is also a large double with some added eaves storage.

BEDROOM 1

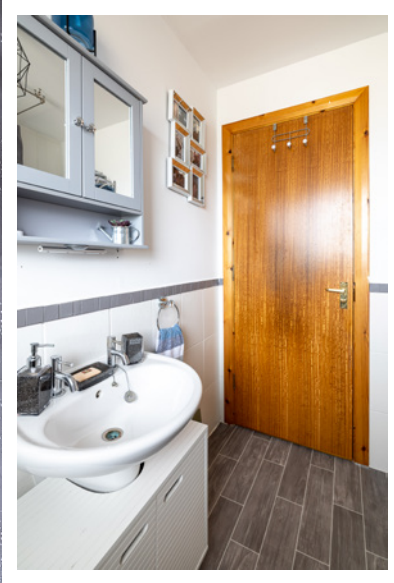


BEDROOM 2



The family bathroom with shower over bath completes the upstairs.

THE BATHROOM



The property benefits from gas central heating (Glow-worm combi-boiler new Dec 2020); hard-wearing laminate flooring in the lounge hall and kitchen/diner with wooden double-glazed window units throughout.

In addition to this, the property includes a front garden with a patio seating area and is laid to lawn complete with a garden shed. This is a lovely, limited maintenance garden space. The loft is partially floored offering excellent storage.

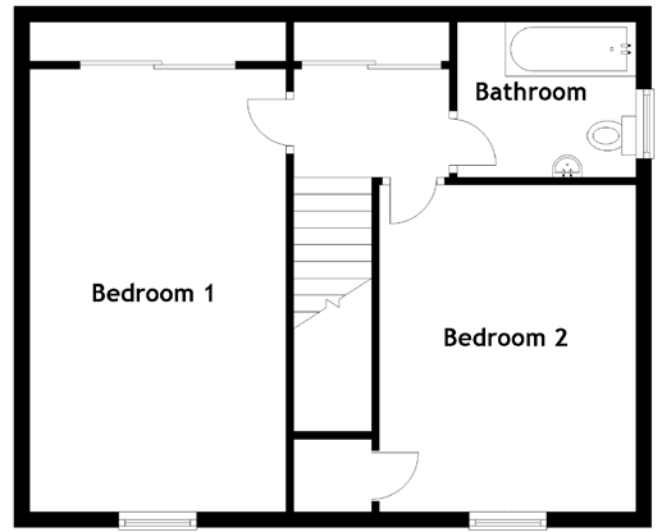
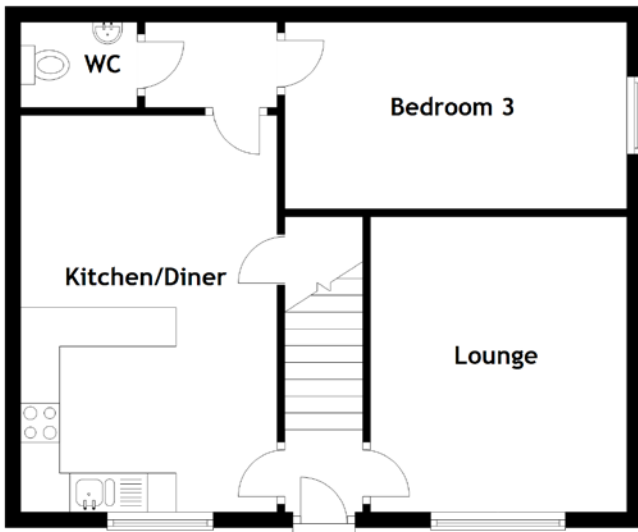
THE GARDEN & VIEWS





This lovely family home is in walk-in condition and sits discretely at the end of a quiet cul-de-sac. This is an excellent opportunity to buy a family home on the western fringe of Inverness in a terrific location which is perfectly balanced between countryside and city centre access. The property would make a wonderful family home appealing to both families and professionals alike. Whilst also having (rental) investment potential.

FLOOR PLAN, DIMENSIONS & MAP

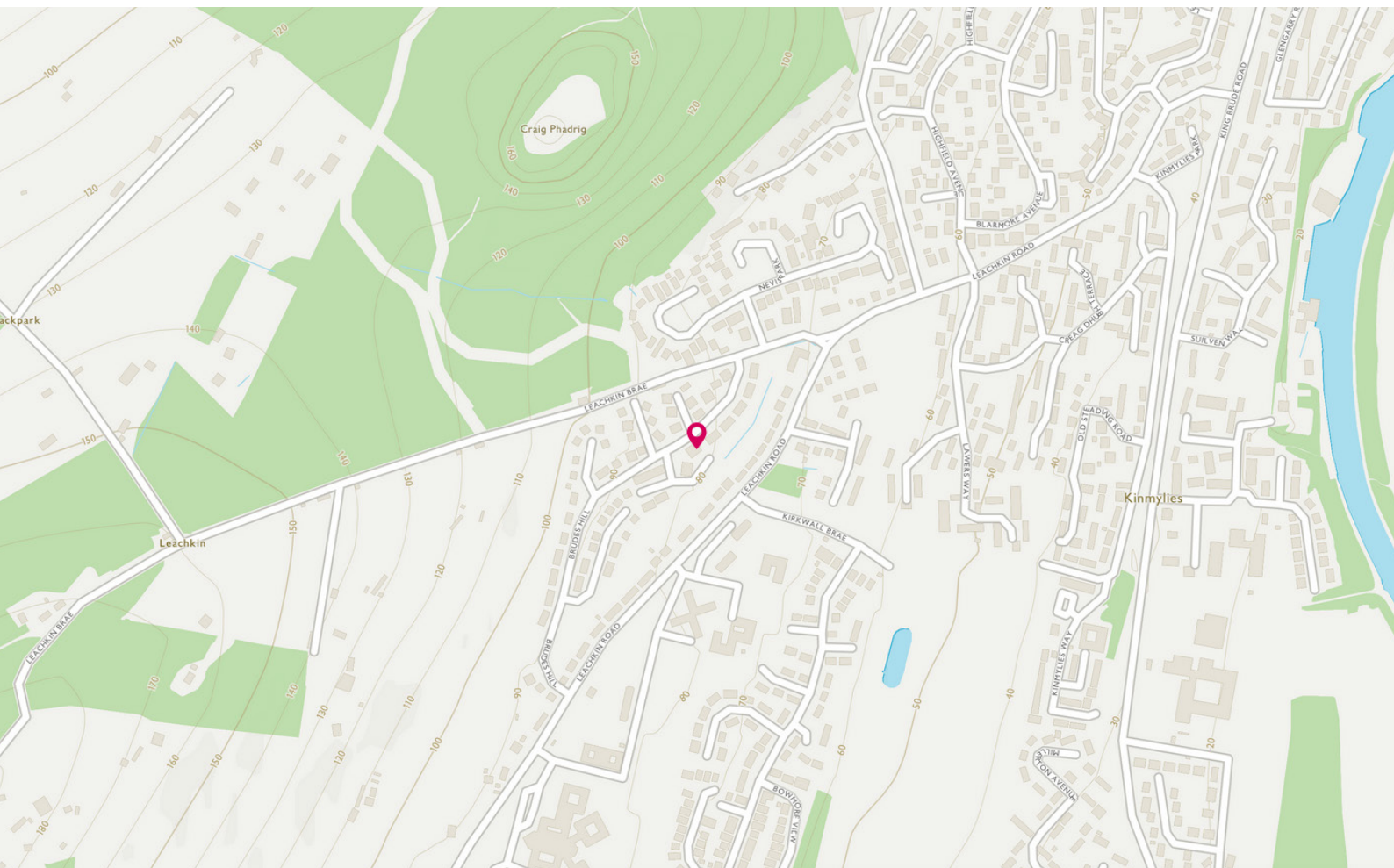


Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.30m (10'10")
Kitchen/Diner	5.10m (16'9") x 3.20m (10'6")
WC	1.50m (4'11") x 1.10m (3'7")
Bedroom 1	5.70m (18'8") x 3.20m (10'6")

Bedroom 2	4.20m (13'10") x 3.30m (10'10")
Bedroom 3	4.40m (14'5") x 2.40m (7'10")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 92m²
EPC Rating: C



THE LOCATION

The property is in the popular district of Kinmylies on the western fringes of Inverness allowing easy access to the Beaulie Firth or Loch Ness or within 3 miles/8 minutes' drive to Inverness City Centre. Primary and secondary schools are close-by, and there are 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 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. Local to Nevis Park 'Craig Padraig,' the pictish fort situated on the hill above Nevis Park is accessible via a circular walk offering outstanding views of the Beaully Firth and the Affric mountains beyond from the summit. The access lane to Nevis Park is part of the Great Glen Way – uphill the old 'drovers' road leads south to Fort Augustus – and the pathway downhill to the Caledonian Canal (10mins walk) and the city (20mins walk). Golfers are also well catered for with some of the most internationally famous iconic courses such as Royal Dornoch, Nairn and Castle Stuart are each within an hour's drive away whilst the local Kings Course is within walking distance.



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