



*A two-bedroom city centre apartment in a building that is simply stunning*



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McEwan Fraser Legal is delighted to present this two-bedroom apartment close to the city centre of Inverness. From the moment you arrive, you can tell from the stunning curb appeal of the building that this is a special apartment.

# THE LOUNGE



Inside, the property comprises:

- Large entrance foyer
- Fully equipped kitchen
- Spacious living area with lots of natural light

# THE KITCHEN





- Two bedrooms
- Family bathroom with bath and shower overhead
- Multiple hallway cupboards and storage area

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

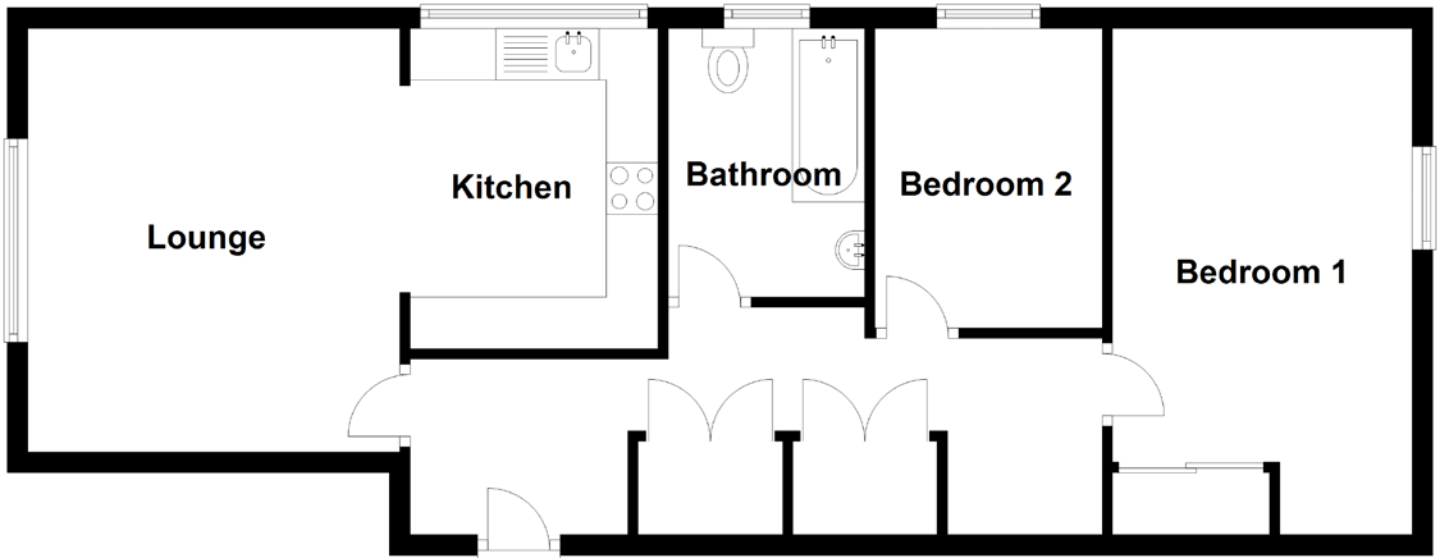


In addition, the property includes residents and visitor parking. This is a fantastic first step on the Inverness property ladder or a wonderful holiday let investment with the high level of tourism in the Highlands.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

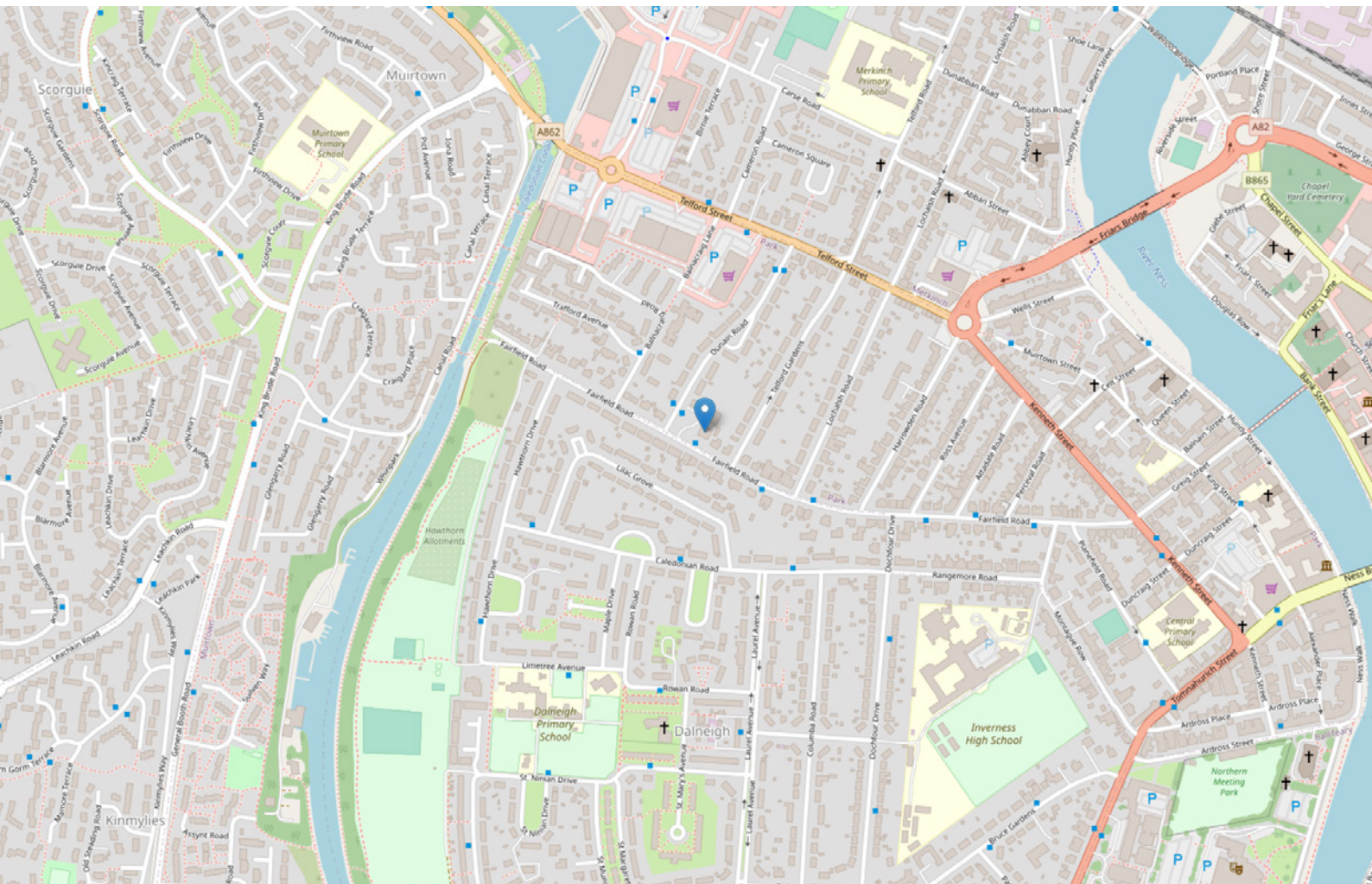


Approximate Dimensions (Taken from the widest point)

Lounge 4.10m (13'5") x 3.60m (11'10")  
 Kitchen 3.10m (10'2") x 2.40m (7'10")  
 Bathroom 2.60m (8'6") x 1.90m (6'3")

Bedroom 1 4.90m (16'1") x 2.90m (9'6")  
 Bedroom 2 2.90m (9'6") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

82E Fairfield Road is in a simply stunning building, located in a quiet close only minutes from the centre of Inverness, the Capital of the Highlands. It is within easy walking distance of the railway and bus stations. The sanctuary of the beautiful River Ness is also almost on your doorstep.





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 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 and Castle Stuart amongst many others less than a few minutes drive away.



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