



*A spacious four-bedroom detached bungalow, with a single garage, utility area, and driveway parking for multiple cars*



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McEwan Fraser Legal are delighted to bring to market 38 Holm Park, a spacious detached four-bedroom bungalow.

# THE LOUNGE



Inside, the property comprises:

- Comfortable and light living area with a fireplace
- Generous kitchen with lots of cupboard space, with freestanding appliances

# THE KITCHEN





- Four bedrooms (three are full-size doubles)
- Shower room
- 2nd separate WC

# THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



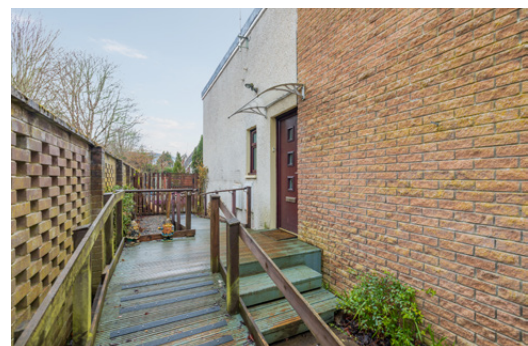
# BEDROOM 4





In addition, the property includes a lovely well maintained rear garden, driveway parking for multiple cars and a single garage which has a utility room.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

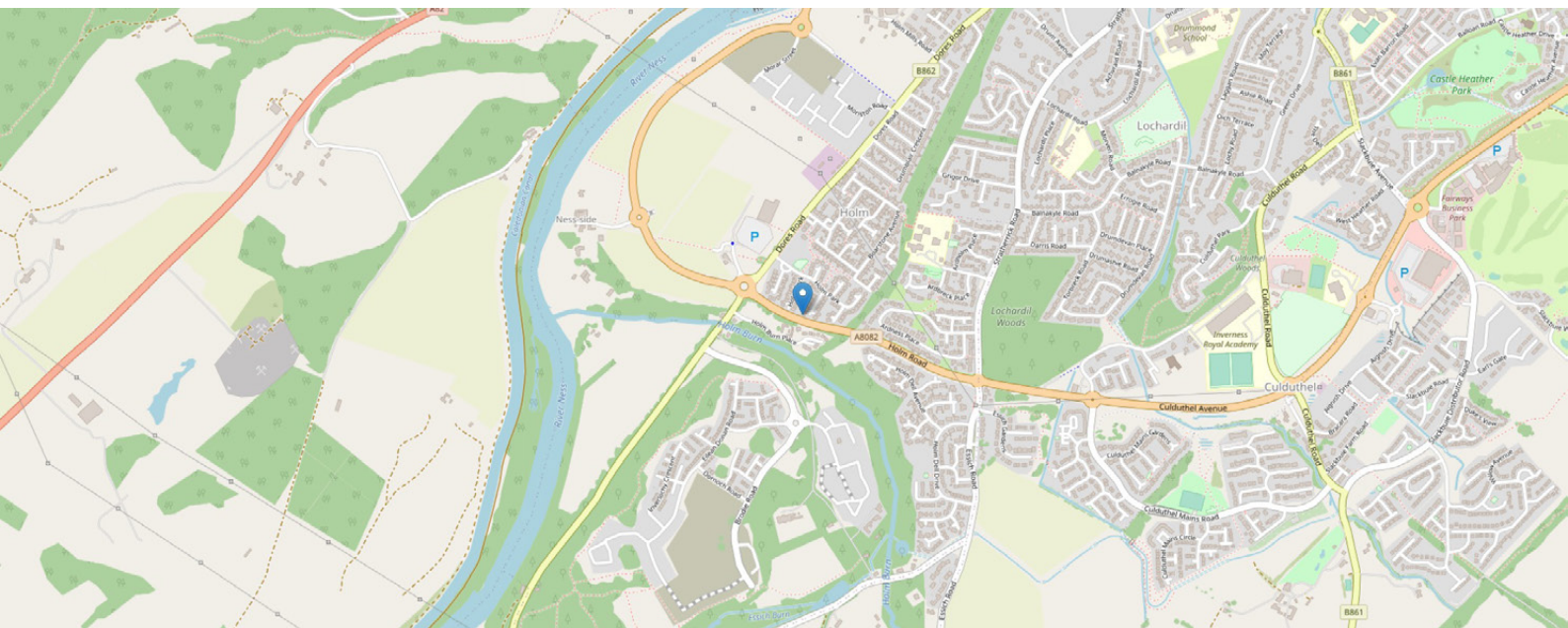


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.70m (18'8") x 3.80m (12'6")
Kitchen	4.60m (15'1") x 2.90m (9'6")
Utility	1.90m (6'3") x 1.60m (5'3")
WC	1.80m (5'11") x 1.10m (3'7")
Bedroom 1	4.20m (13'9") x 2.90m (9'6")

Bedroom 2	4.20m (13'9") x 2.70m (8'10")
Bedroom 3	2.90m (9'6") x 2.90m (9'6")
Bedroom 4	3.80m (12'6") x 2.40m (7'11")
Shower Room	2.40m (7'10") x 1.90m (6'3")
Garage	5.00m (16'5") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 111m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

The city of Inverness is undoubtedly one of the most wonderful places to live in Scotland. Inverness is ideal for young families, those looking for a sizable property in stunning surroundings and keen highland explorers.





Inverness is a city in the Scottish Highlands and is regarded as the capital of the Highlands. One reason to move to Inverness is the safe, family-friendly environment as its low crime rate appeal to young families. It has all the benefits of city life, but with all the beauty and nature of the Scottish Highlands right on its doorstep.

Travel options are essential when considering property in Inverness, in the heart of the city, you'll find the main railway station with services to Edinburgh, Glasgow, Perth, Aberdeen, and more destinations within Scotland. Inverness Airport is just a 20 minute drive east of the city and has scheduled flights to airports across the UK including London Gatwick daily.

The three main roads; the A9, A82 and A96, provide access to all the major Scottish destinations and beyond. There is ample choice for any commuter or someone wanting to travel the Highlands.



  
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