

# 5 Argyle Street

INVERNESS, HIGHLANDS, IV2 3BA



*CHARMING 3 BEDROOM 2 BATHROOM  
SEMI-DETACHED COTTAGE*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Welcome to 5 Argyle Street, a delightful 3-bedroom semi-detached cottage that seamlessly combines city convenience with tranquil residential living. Situated just minutes from the bustling Inverness city centre, this property is nestled on a quiet residential street, offering you the best of both worlds.

Step into the spacious and light-filled lounge, adorned with a welcoming fireplace that sets the perfect ambience for cosy evenings.





The large kitchen boasts an abundance of cupboard space and garden views, providing a delightful backdrop as you prepare meals. The convenience continues with a separate utility room equipped with a sink, under-counter white goods, and easy access to the ground floor WC.



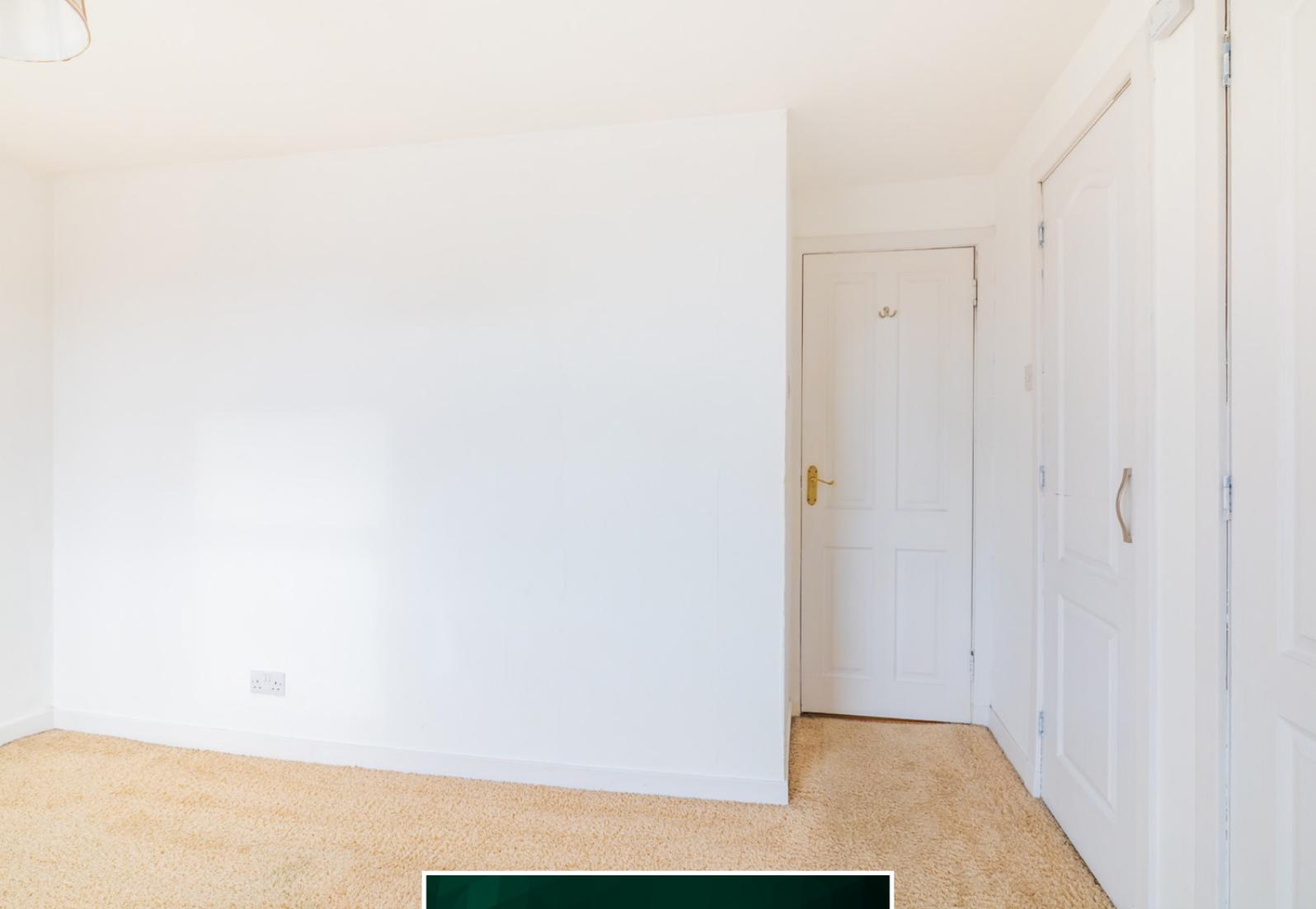




Ascend the staircase to discover three generously sized double bedrooms. The master bedroom features an en-suite bathroom for added privacy, while the rest of the household is catered to by a well-appointed family bathroom.







**Bedroom 2**

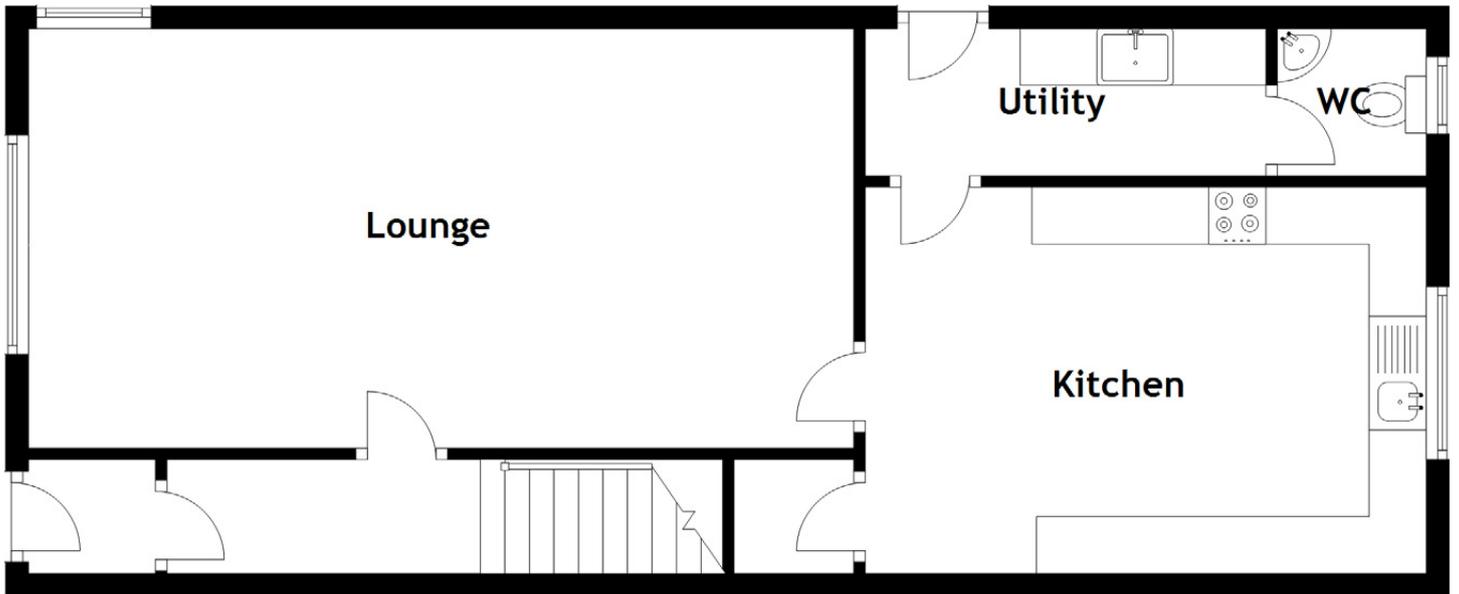
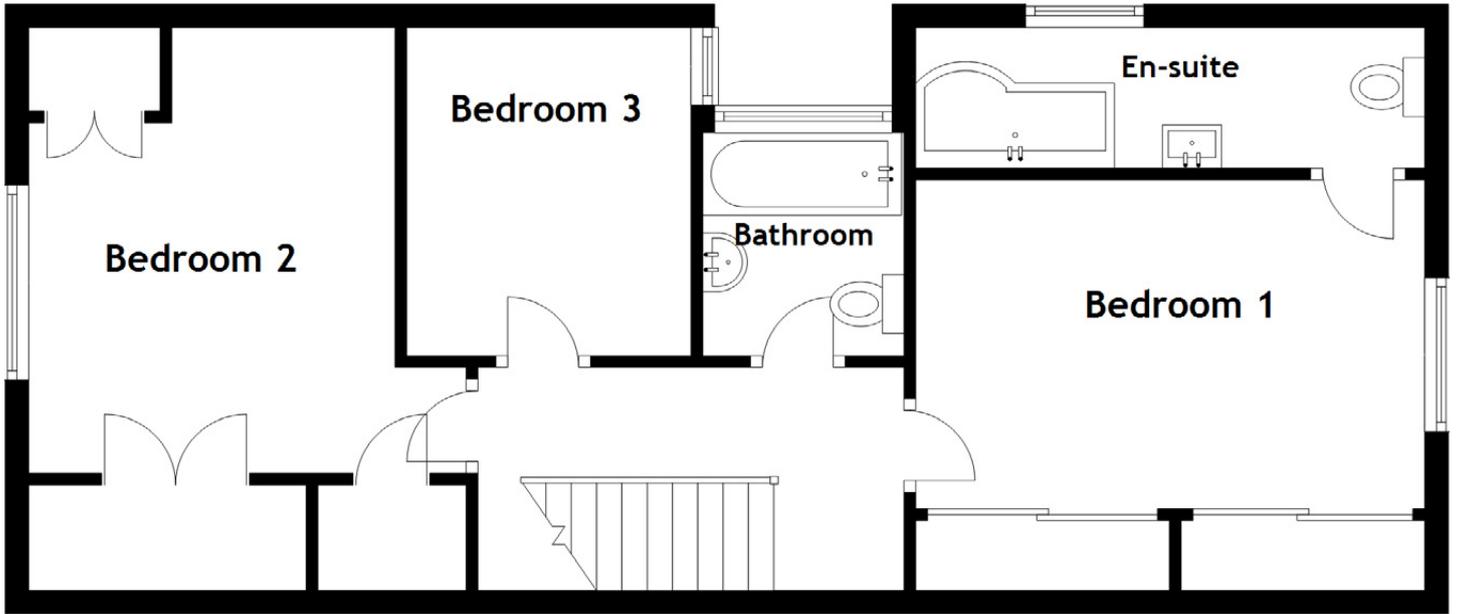




**Bedroom 3**







**Approximate Dimensions**

(Taken from the widest point)

Lounge	7.20m (23'8") x 3.70m (12'2")	Bedroom 3	2.80m (9'2") x 2.40m (7'11")
Kitchen	4.90m (16'1") x 3.40m (11'2")	Bathroom	1.90m (6'3") x 1.70m (5'7")
Utility	3.50m (11'6") x 1.30m (4'3")	En-suite	4.30m (14'1") x 1.20m (3'11")
WC	1.30m (4'3") x 1.30m (4'3")	Gross internal floor area (m <sup>2</sup> ): 109m <sup>2</sup>	
Bedroom 1	4.30m (14'1") x 2.80m (9'2")	EPC Rating: D	
Bedroom 2	3.80m (12'5") x 3.10m (10'2")		

Outside, a charming walled front garden with a pedestrian gate sets the tone for the property's character. The rear unfolds into a level lawn garden, creating a peaceful retreat. At the bottom of the garden, a lovely summer house beckons, offering a perfect spot for relaxation or entertaining guests.

Don't miss the opportunity to make this attractive cottage your home, blending modern comforts with a serene setting.





---

Welcome to Inverness, one of Europe's fastest-growing cities, boasting a thriving environment with all the attractions and facilities you could desire. This capital city in the heart of the Scottish Highlands provides an excellent array of retail, cultural, educational, entertainment, and medical services, ensuring you'll have everything you need right at your doorstep. Inverness's strategic location ensures seamless connectivity to other UK and overseas destinations via road, rail, and air. In fact, Inverness Airport is only 12 miles away, with convenient flights to London Gatwick in just around an hour, making travel a breeze.

Local to Nevis Park, a visit to 'Craig Padraig,' the Pictish fort perched on the hill above, rewards you with breathtaking views of the Beaulieu Firth and the majestic Affric mountains beyond. The Great Glen Way offers an invigorating circular walk, leading to Fort Augustus to the south and the Caledonian Canal and the city center within walking distance. Golf enthusiasts will be delighted as Inverness offers access to internationally famous courses like Royal Dornoch, Nairn, and Castle Stuart, all within an hour's drive, while the local Kings Course is just a short stroll away. Inverness is not just a city; it's a lifestyle, a perfect blend of urban vibrancy and natural wonders. Embrace the charm of the Scottish Highlands and experience a life filled with endless adventures and opportunities.

---

## The Location

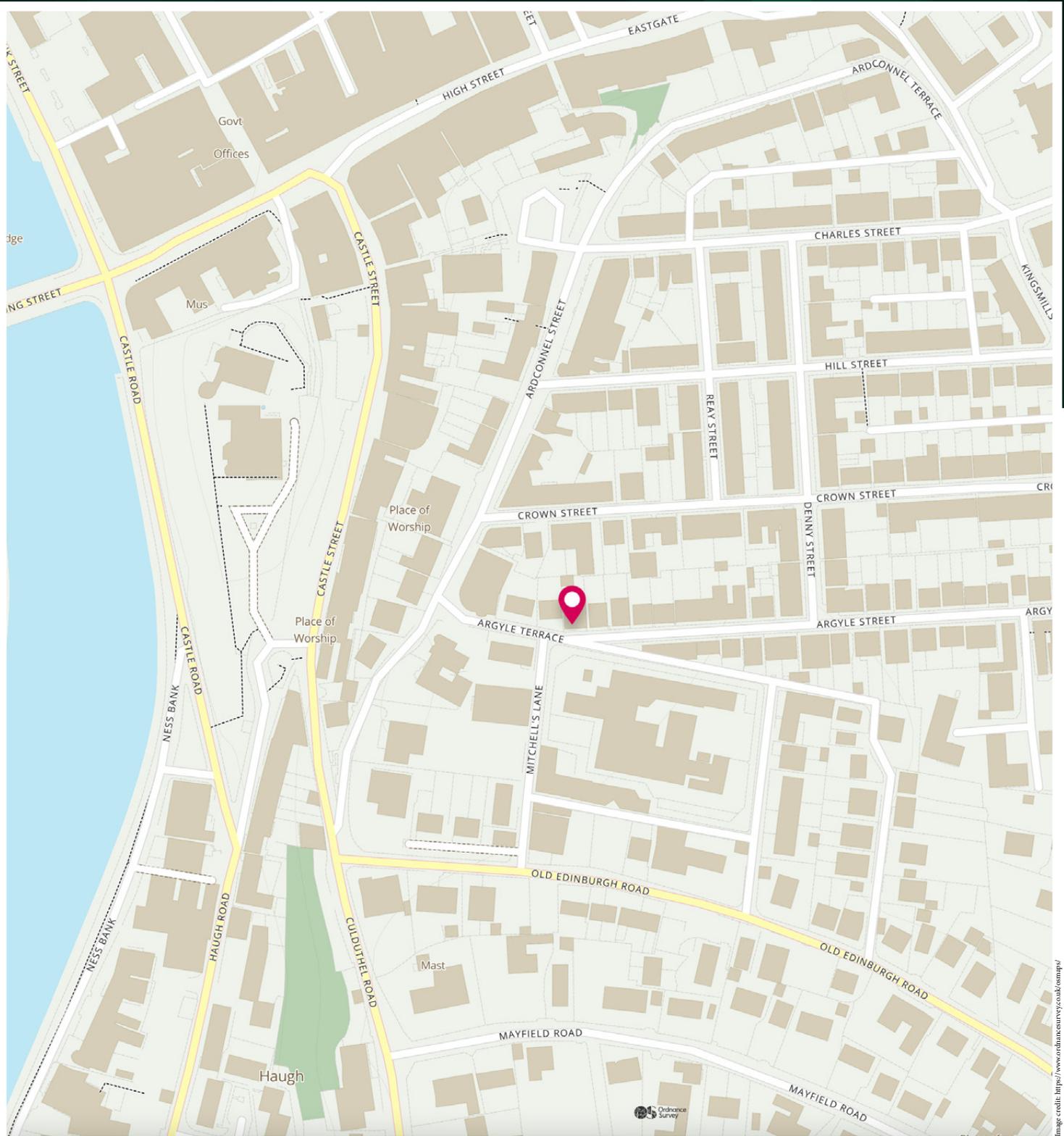


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**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.