



*A two-bedroom ground floor flat with front and back private garden areas*



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McEwan Fraser Legal is delighted to present this two-bedroom ground floor flat in the Highlands capital, Inverness. The property is in an ideal location with the city centre shops, bars no restaurants are within 20-30 minutes on foot.

# THE LOUNGE



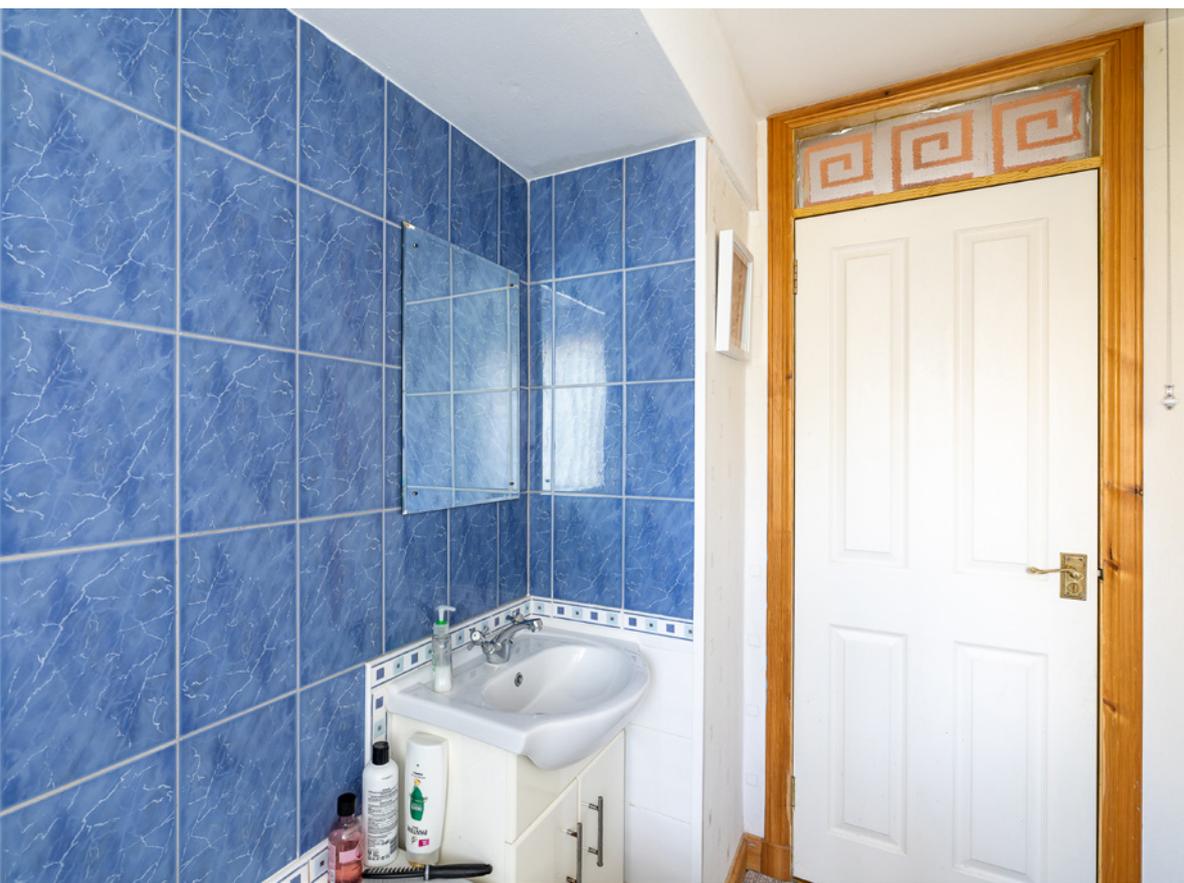
Inside, the property comprises of:

- Spacious living area with fireplace and window overlooking the front private garden
- Galley style kitchen

# THE KITCHEN



# THE BATHROOM



- Family bathroom
- 2 double bedrooms
- Spacious hallway cupboard
- External cupboard

# BEDROOM 1



# BEDROOM 2

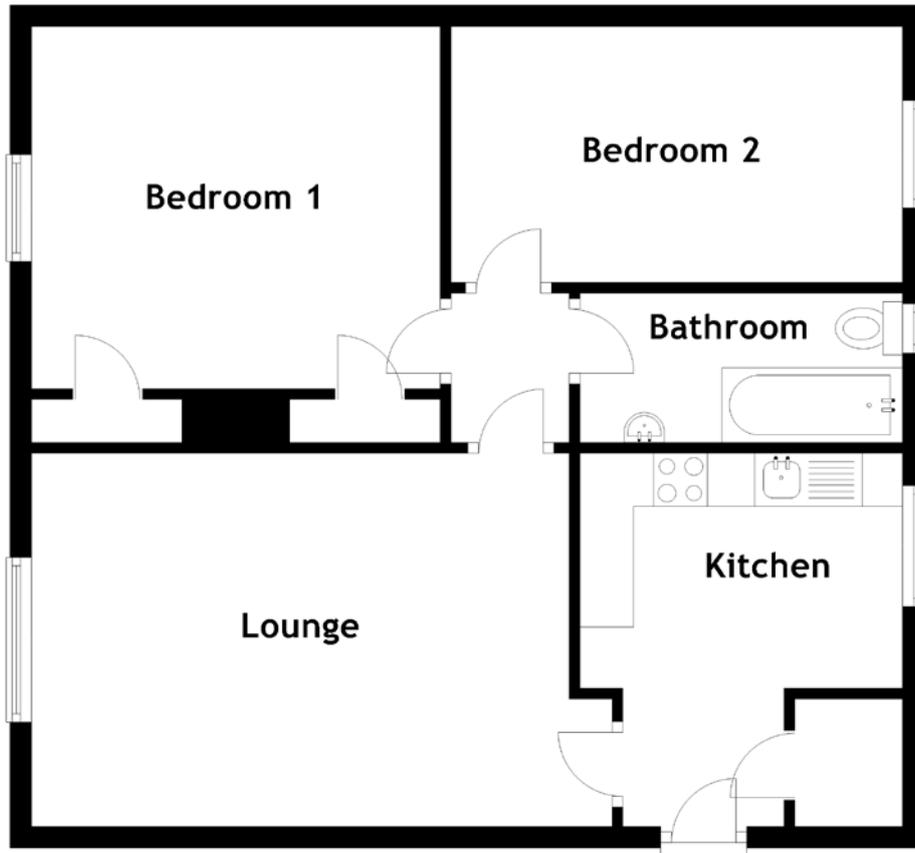


In addition, the property has something really unique in this price range, it has not 1 but 2 gardens, front and back private areas for your own use, plus the bonus of a hard standing parking space in the front garden area. This is a rare opportunity to acquire a city-centre flat with 2 garden areas in a brilliant location, with so much to do on your doorstep with Leisure centre and Ice rink only around 5 minutes away this makes a brilliant first purchase or a very sound investment.

# THE GARDENS



# FLOOR PLAN, DIMENSIONS & MAP

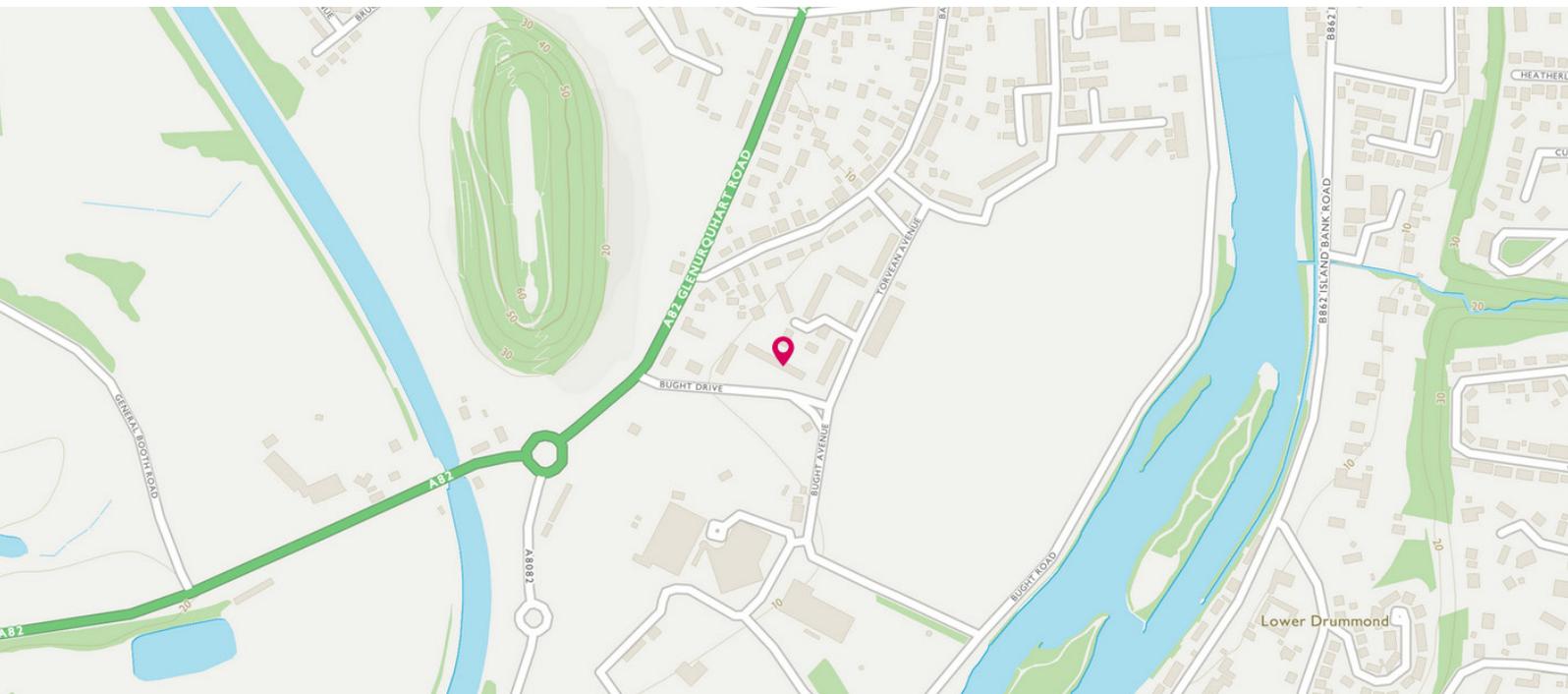


Approximate Dimensions (Taken from the widest point)

Lounge 5.40m (17'9") x 3.50m (11'6")  
Kitchen 3.00m (9'10") x 2.20m (7'3")  
Bathroom 2.80m (9'2") x 1.40m (4'7")

Bedroom 1 3.80m (12'6") x 3.40m (11'2")  
Bedroom 2 4.20m (13'9") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Bught Drive is located close to the centre of Inverness, often called the Capital of the Highlands. It is within 20-30 minutes walk of the railway and bus station and is ideal for nights out or high street shopping trips. If a quieter moment of relaxation is more desirable, the beautiful River Ness is just a short stroll away, with two fantastic parks on your door step in Bught Park and Whin park.





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 the other UK and overseas destinations.

The Scottish Highlands is renowned for its outdoor pursuits with the year-round sports playground of The Cairngorm National Park only a half hour drive away. The ruggedness of the northwest Highlands often referred to as the last great wilderness in Europe and boasting some of the most beautiful beaches and mountains in Scotland is all within easy reach.



  
**McEwan Fraser Legal**

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