

15 Kingsview Terrace

INVERNESS, IV3 8TS



A great two-bedroom apartment with a private entrance and some lovely views



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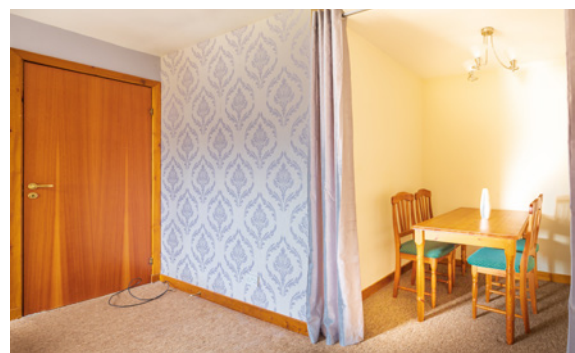


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McEwan Fraser Legal is delighted to present this two-bedroom apartment on the outskirts of Inverness. The property has a private entrance and showcases some beautiful views from the kitchen and lounge area.

THE LOUNGE



Inside, the property comprises:

- Fully equipped kitchen
- Spacious living area with added bonus of a recessed dining area

THE KITCHEN





- Bathroom with shower head over the bath
- Two bedrooms
- Hallways storage cupboard

THE BATHROOM



BEDROOM 1



BEDROOM 2



This makes a brilliant starter home, a fantastic base in the Highlands as a holiday retreat or a very lucrative buy-to-let investment, either long-term or on the air BnB market with the high tourism level locally.

EXTERIORS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

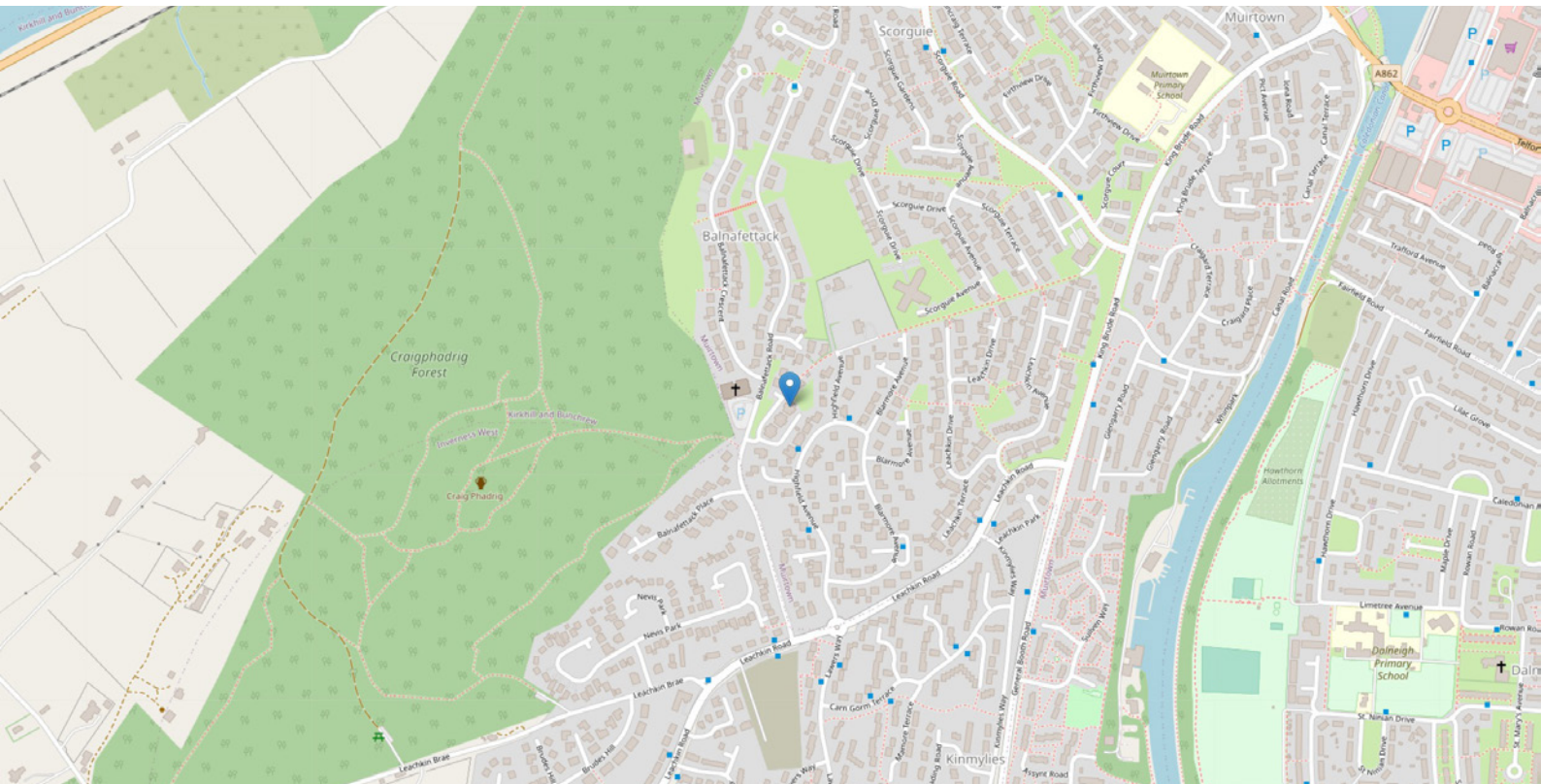


Approximate Dimensions (Taken from the widest point)

Lounge 6.00m (19'8") x 4.20m (13'9")
 Kitchen 2.40m (7'10") x 2.30m (7'7")
 Bedroom 1 3.00m (9'10") x 3.00m (9'10")

Bedroom 2 4.00m (13'1") x 2.90m (9'6")
 Bathroom 2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 56m²
 EPC Rating: C



THE LOCATION

This apartment is situated just on the outskirts of the Highlands capital Inverness. The property is only a 10-15 minute drive into the city centre and around 20 minutes to the scenic surroundings of Loch Ness and Drumnadrochit.





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. For those needing access to London and beyond Inverness airport is only 12 miles away with flights to London Gatwick in around 1 hour.

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 Beaulieu 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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