




McEwan Fraser Legal

Solicitors & Estate Agents

01397 600 006

7 River Court

Invergarry, Inverness-shire, PH35 4AA



7 RIVER COURT, INVERGARRY, INVERNESS-SHIRE, PH35 4AA

The village of Invergarry is situated just off the A82 main trunk road that runs between Glasgow and Inverness. It is almost equidistant between the main Highland town, city of Inverness and Fort William on the road to Skye, making it an ideal location for those looking for an out of town permanent residence or those seeking a central base for which to explore the area as a holiday destination.

There are plenty of scenic walks and cycle routes nearby. The village itself offers a hotel (right next door), a Post Office, shop, petrol station, visitor centre and primary school, with a further range of amenities from shops to hospitals and higher education facilities in Fort William and Inverness. The nearest airport is in Inverness, providing both domestic and international connections.

The area in general is a superb for outdoor activity, with the River Garry across the road and fishing available on nearby lochs. All activities both sedate and adventurous are literally on your doorstep.

River Court offers modern, comfortable living amongst some of the most beautiful and rugged scenery the Highlands of Scotland has to offer.

7 River Court forms part of a beautifully modern development situated in the

lovely Highland village of Invergarry. With views towards the River Garry and the surrounding countryside, the subjects of sale are surrounded by unspoilt Highland scenery offering scenic walks, fresh air and a tranquil way of life, perfect for those longing to retire to more peaceful surroundings.

The subjects of sale form a ground floor, two bedroom modern apartment, finished to the highest standard. Upon entering the apartment you are greeted by an open plan, bright, living room/kitchen which has been beautifully fitted with modern floor and wall mounted units. The kitchen comes complete with an integrated fridge, washing machine and dishwasher. Both bedrooms are double in size and nicely decorated with neutral tones.

Completing the accommodation is a contemporary bathroom with shower over the bath. There are ample storage options with two sizable cupboards off the kitchen/living room. To the front of the property is a small, private, grassed garden to front elevation.

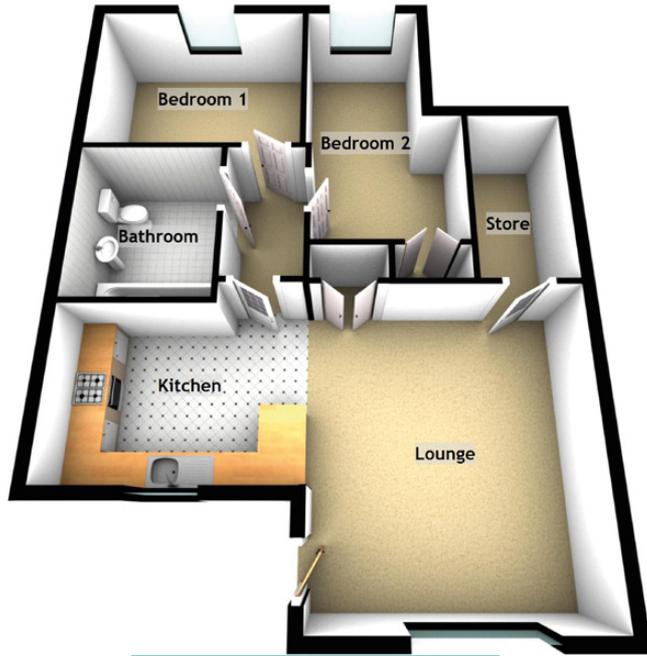
No. 7 would make an ideal retirement/permanent, 2nd home or holiday home, taking advantage of the year round self-catering opportunities that this popular tourist destination offers.



INVERGARRY HOTEL



SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

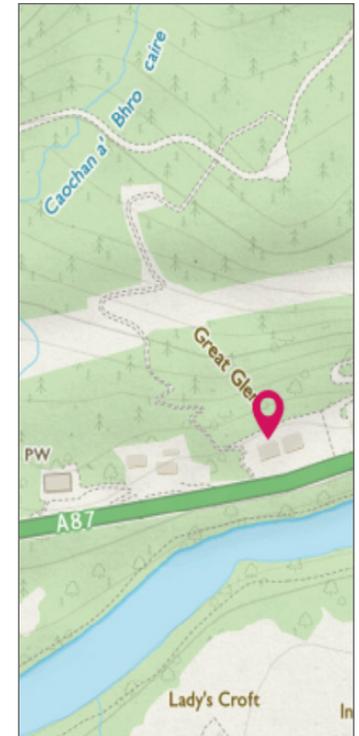
Lounge	4.70m (15'5") x 3.89m (12'9")
Kitchen	3.60m (11'10") x 2.6m (8'10")
Bedroom 1	3.21m (10'6") x 3.10m (10'2")
Bedroom 2	4.17m (13'8") x 2.55m (8'4")
Bathroom	2.25m (7'4") x 1.95m (6'5")

Gross internal floor area (m²) - 59m²

EPC Rating - C

Extras
(Included in the sale)

Wifi available. Small garden patch to front elevation. Maintained grounds with a small annual fee. One parking space allocation. Large fridge freezer and electric fire not included in the sale. Modern and economical air source heat recovery system.




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Tel. 01397 600 006
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SIOBHAN MACLEAN
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
BRYONY STEWART
Designer