



*Comfortable two-bedroom maisonette in a well-connected part of Inverness*



01463 211 116



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



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

Located in the Hilton area of Inverness, 191 Mackay Road is a two-bedroom upper maisonette arranged over two floors.

# THE LOUNGE



The accommodation includes an entrance hall with storage, a recently fitted kitchen and a separate lounge.

# THE KITCHEN





A staircase leads to the upper level, where there are two bedrooms, both with built-in storage, along with a bathroom fitted with a bath and shower. There is additional storage on the landing and access to the loft space.

Storage is provided throughout the property, including two cupboards on the upper landing, a further cupboard within the lounge, and a large cupboard in the bathroom which houses the washing machine.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

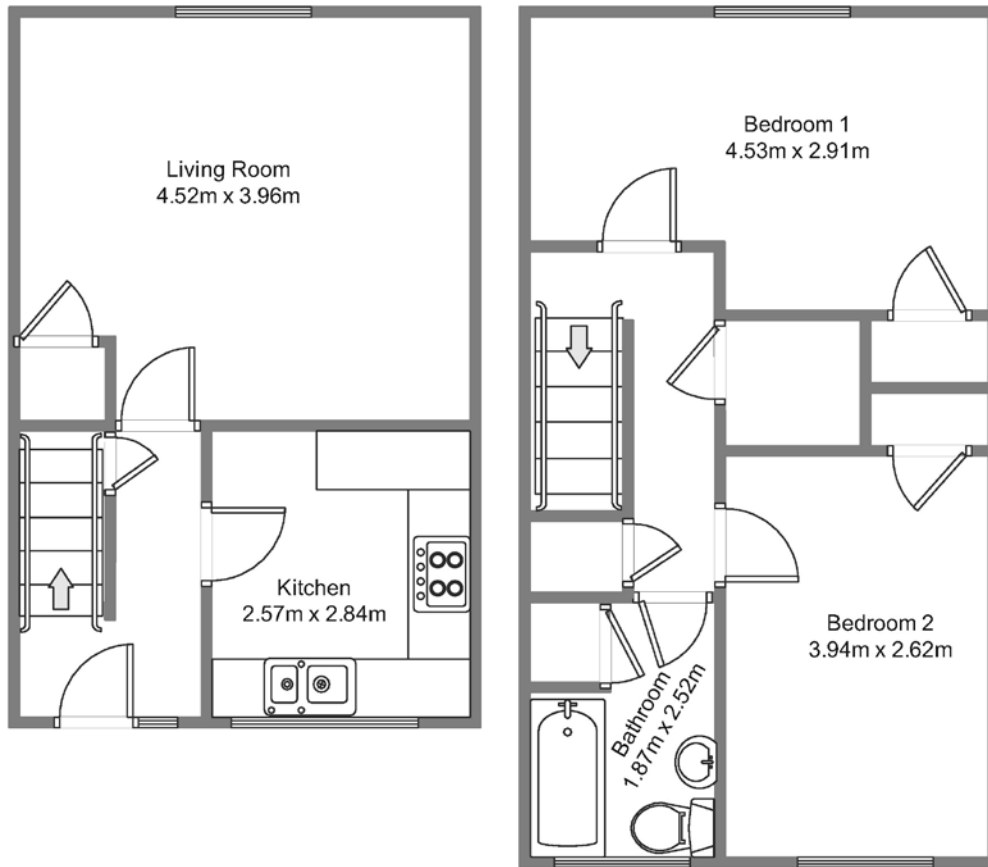


A shed located outside is also included. The property may appeal to a range of buyers, including those purchasing their first home, those looking to downsize, or those seeking a rental investment opportunity.

# EXTERNALS

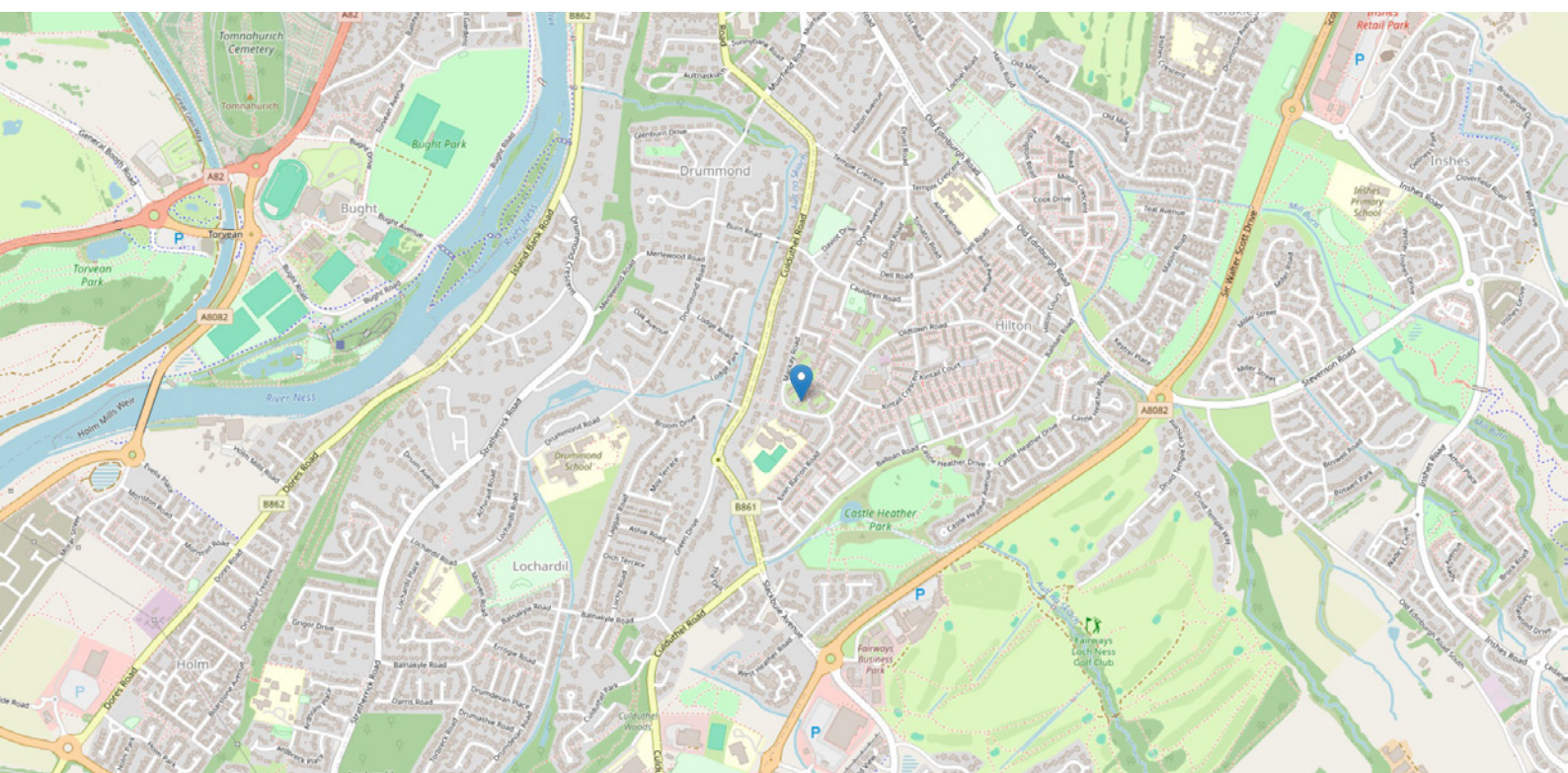


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup> | EPC Rating: E



# THE LOCATION

Hilton is a residential area on the south side of Inverness, offering access to a range of everyday amenities. The property is within walking distance of local shops, takeaways and services, with larger supermarkets and retail options a short drive away.





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 other UK and overseas destinations.

The Scottish Highlands are renowned for their 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. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart less than a few minutes' drive away.



**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  
**MARIE WOOD**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
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.