



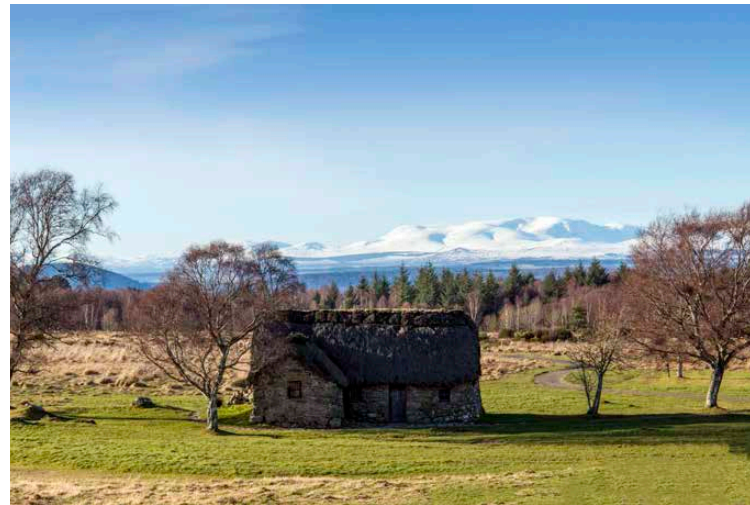
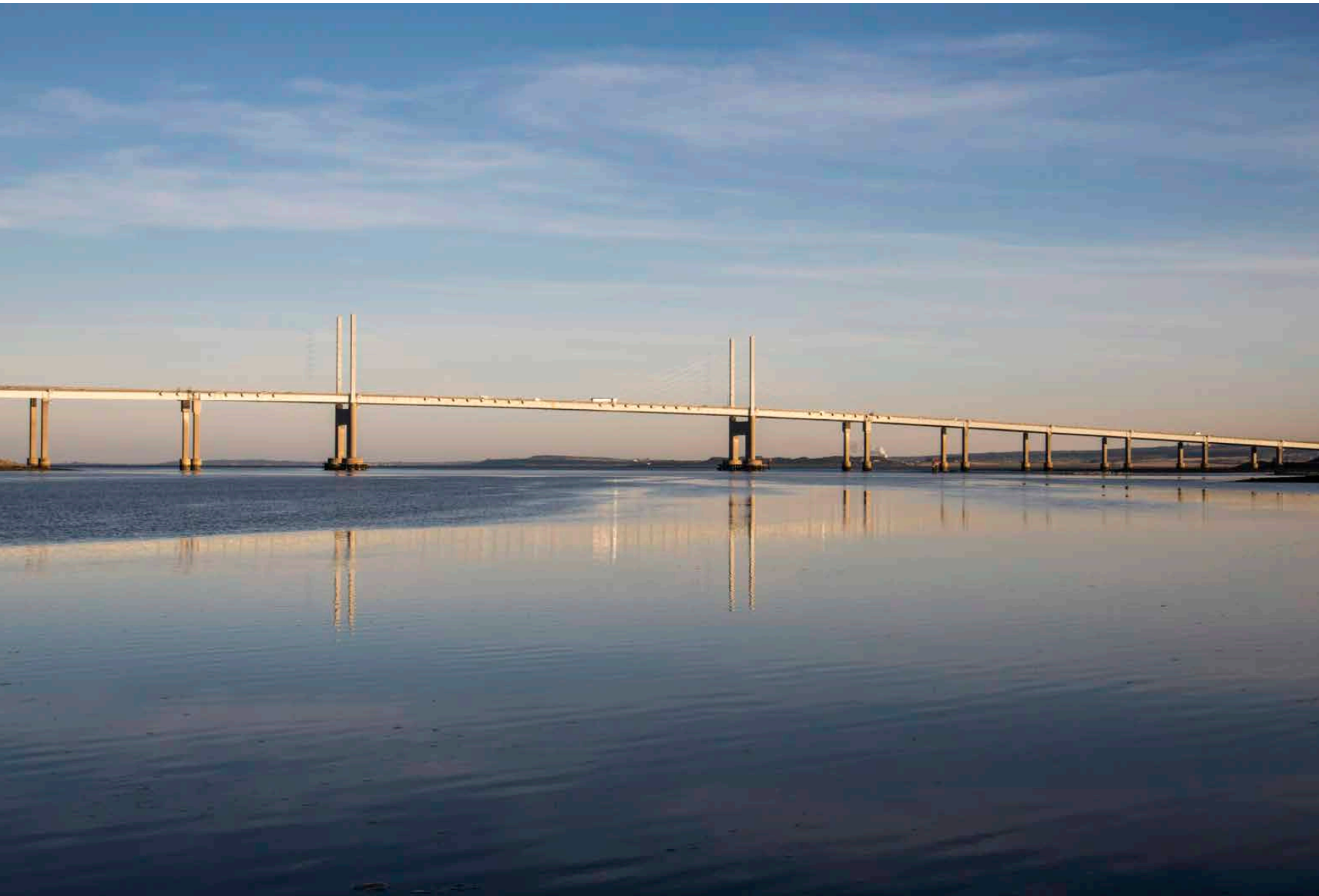

McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

1 Tomatin Road

INVERNESS, HIGHLANDS, IV2 4UA



INVERNESS

HIGHLANDS, IV2 4UA

This property is located in a quiet street in the established residential area of Old Hilton, just over two miles from the centre of Inverness, the capital of the Highlands. It is within a short walking distance of Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym and Beechwood Business Park.

The property is also close to Hilton Primary School and Cauldeen Primary School and within the catchment area for the recently built Inverness Royal Academy. It is also well-served by excellent local bus services to most parts of the city.

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 & overseas destinations.

The Scottish Highlands are 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. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart within an hour's drive away.

LOUNGE & KITCHEN



1 TOMATIN ROAD INVERNESS, HIGHLANDS, IV2 4UA

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this spacious two-bedroom semi-detached house located in the popular residential area of Old Hilton.

The property is constructed over two floors with the lower floor comprising of a spacious lounge/diner, kitchen (with integrated gas hob & electric oven) and rear vestibule. The upper floor consists of two bedrooms (both with fitted wardrobes) and family bathroom with bath & separate shower cabinet.

The front garden allows off-road parking with the rear garden being fully-enclosed.

This property benefits from gas-central heating (boiler replaced in 2016) and double-glazing.

This home would be ideal for a first-time-buy or buy-to-let investment.

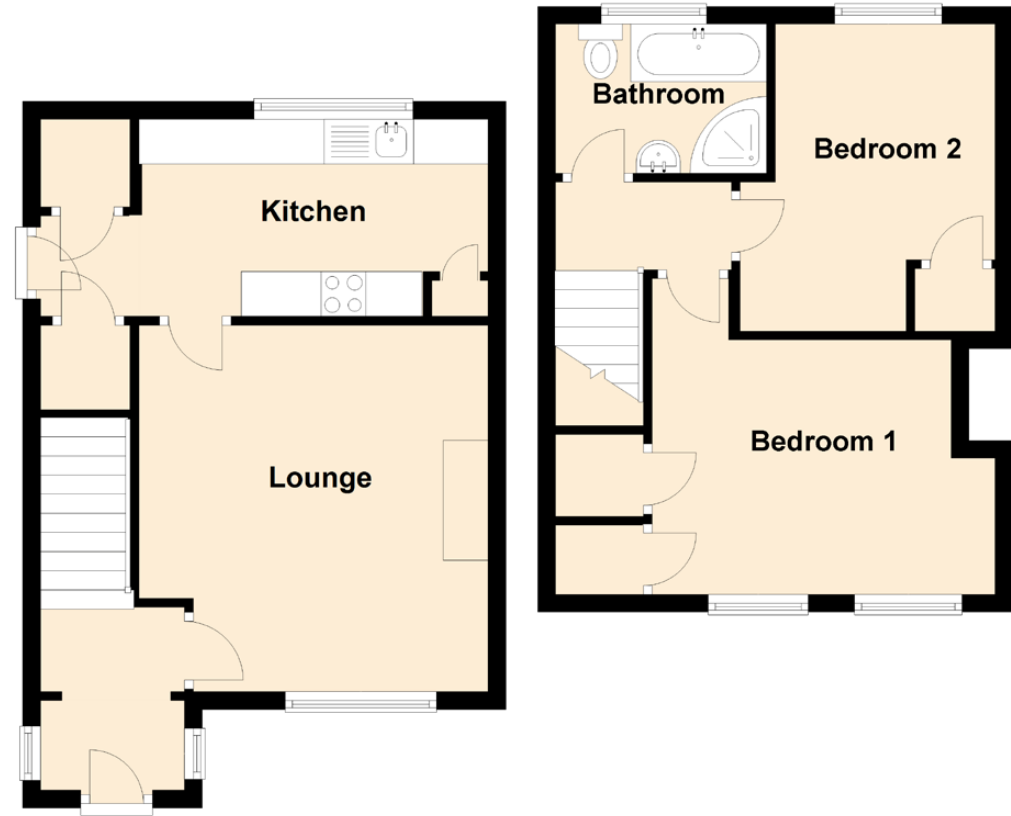




BEDROOMS & BATHROOM



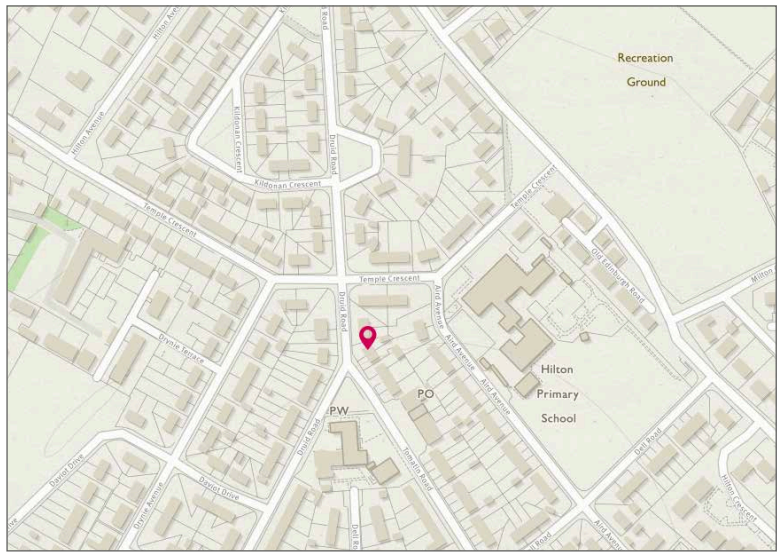
FLOOR PLAN, DIMENSIONS & LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.19m (13'9") x 3.90m (12'10")
Kitchen	3.60m (11'10") x 2.20m (7'3")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.40m (7'10") x 1.70m (5'7")

Gross internal floor area (m²): 69m² | EPC Rating: D



"Two-bedroom semi-detached house with off-road parking located in popular residential area"



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**Part
Exchange
Available**

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