



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**23 Damfield Road**

INVERNESS, IV2 3LP



# INVERNESS

IV2 3LP

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This lovely home is located in the desirable residential area of Kingmills, less than a mile 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, Inverness Golf Club and Beechwood Business Park.

The property is also close to Drakies Primary School and within the catchment area for the highly regarded Millburn 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 and 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 all within an hour's drive away.





# 23 DAMFIELD ROAD

INVERNESS, IV2 3LP

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this beautifully presented four-bedroom detached house, located in the desirable Kingmills area of Inverness, less than a mile from the centre of Inverness.

The accommodation is constructed over two levels and has been imaginatively extended and modernised in recent years to offer a flexible and contemporary layout ideal for today's modern lifestyle. The property also has a history of being a successfully operated Bed and Breakfast establishment being ideally located for access to Inverness city centre and close to the North Coast 500 internationally famous driving route (NC500).

The lower floor consists of entrance hallway, spacious lounge with stylish inset stove and integrated fridge, large dining room, large conservatory, striking breakfasting kitchen with integrated dish-washer, utility room, two ground-floor bedrooms (with en-suite shower room) and family bathroom.

The upper floor houses a further two bedrooms both with en-suite shower rooms and a handy landing area.

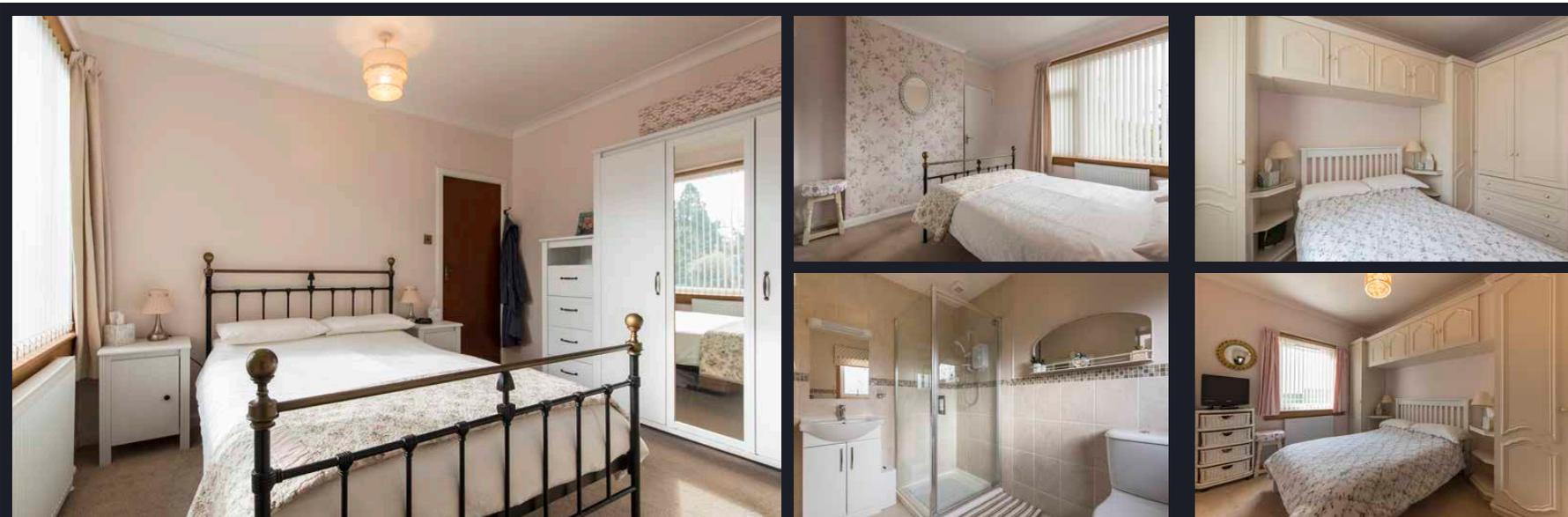
The property benefits from gas-fired central heating and modern double glazing.

The terraced and landscaped front garden has a chipped driveway with parking for several vehicles. The large assortment of trees and shrubs allows the property a large degree of privacy.

The sizable rear garden is laid mainly to lawn offset with chips. A polytunnel, substantial timber shed/workshop and small greenhouse are included in the sale.

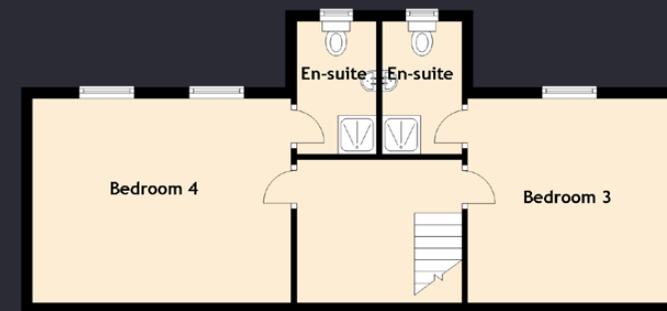
This gorgeous family home would also make an excellent guest house.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

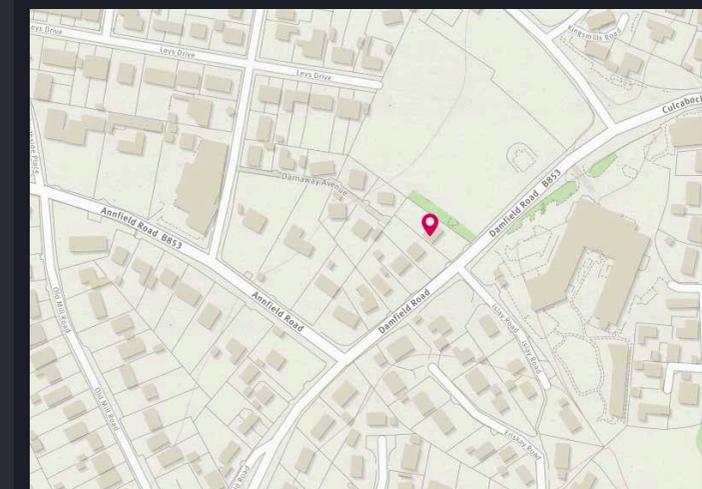


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen	4.20m (13'9") x 3.10m (10'2")
Utility	3.20m (10'6") x 1.70m (5'7")
Dining Room	3.60m (11'10") x 3.20m (10'6")
Conservatory	3.70m (12'2") x 2.80m (9'2")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
En-suite	2.60m (8'6") x 2.10m (6'11")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")
Bedroom 3	3.70m (12'2") x 3.70m (12'2")
En-suite	2.40m (7'10") x 1.50m (4'11")
Bedroom 4	4.70m (15'5") x 3.70m (12'2")
En-suite	2.40m (7'10") x 1.50m (4'11")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 152m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Integrated dishwasher, fitted carpets and floor coverings. Polytunnel and timber shed. Other contents may be available by separate negotiation.





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