

7 Mackenzie Road

INVERNESS, IV2 3DF



In lovely decorative order, with a spacious lounge leading to the garden and three double bedrooms



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McEwan Fraser Legal is delighted to present this three-bedroom end of terrace house. The property has been really well maintained by the current owner and is in lovely decorative order, with a spacious lounge leading to the garden and three double bedrooms it really is an ideal family home. Then the big bonus is the plot it sits on, with it being the end of the row of terraces you have a larger than average plot with space to the side of the property.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge with sliding doors to the garden
- Fully equipped separate kitchen diner area

THE KITCHEN





- Two storage cupboards on the ground floor
- Three double bedrooms
- Family bathroom with bath and shower cubicle

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE BATHROOM

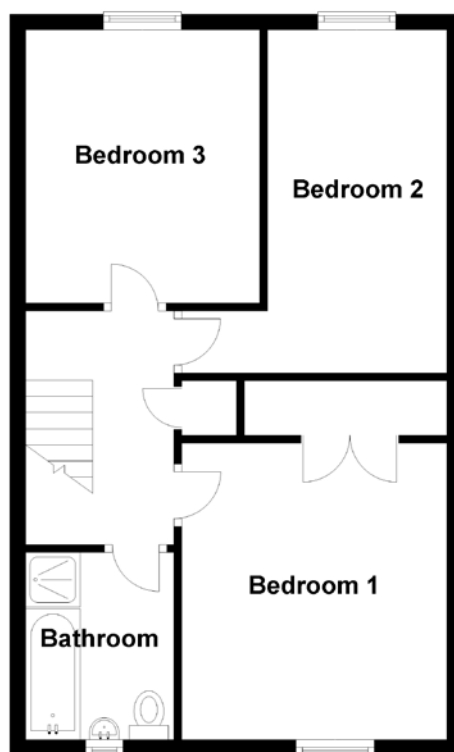
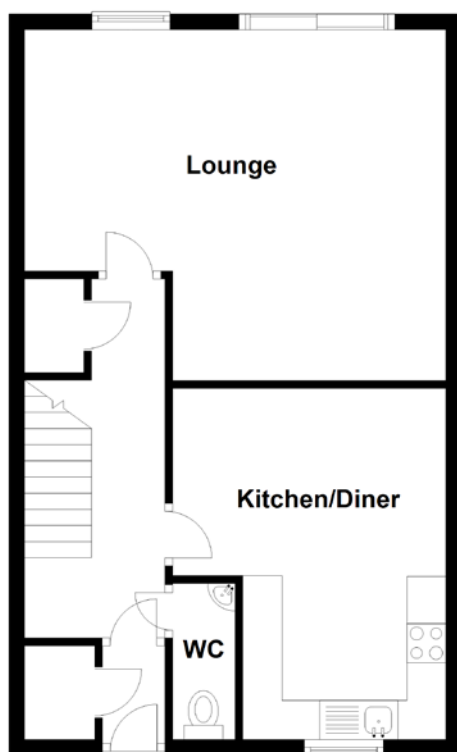


The property includes a generous garden that conveniently has a rear gate and also has side access for bringing in and out garden equipment without disturbing the inside of the house. There is also plenty of residence and visitors parking around the property.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



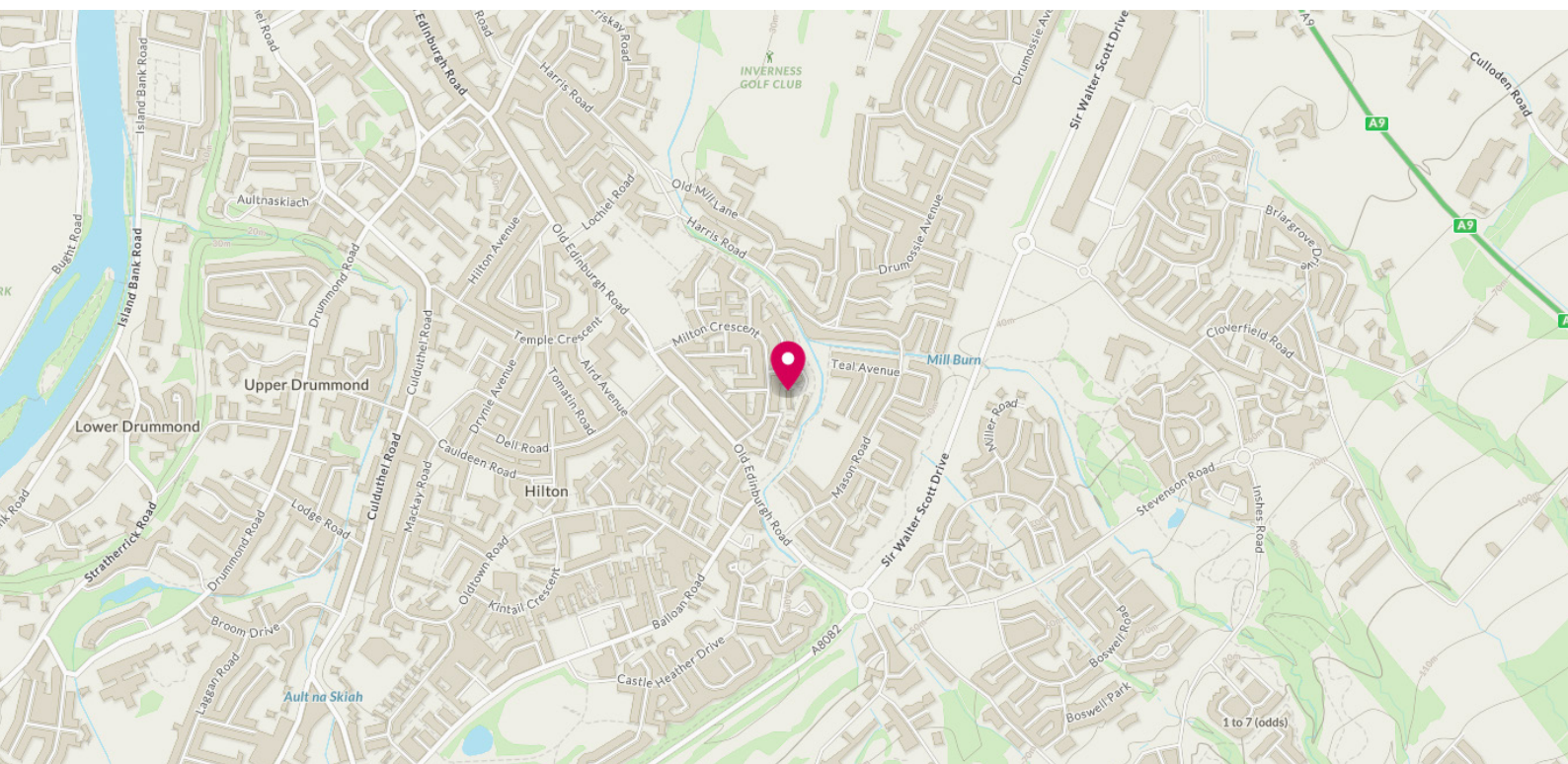
Approximate Dimensions (Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 5.40m (17'9") x 4.50m (14'9") |
| Kitchen/Diner | 4.50m (14'9") x 3.50m (11'6") |
| WC | 2.00m (6'7") x 0.80m (2'7") |
| Bedroom 1 | 3.80m (12'6") x 3.40m (11'2") |

| | |
|-----------|-------------------------------|
| Bedroom 2 | 4.40m (14'5") x 3.40m (11'2") |
| Bedroom 3 | 3.50m (11'6") x 3.00m (9'10") |
| Bathroom | 2.40m (7'10") x 1.90m (6'3") |

Gross internal floor area (m²): 97m²

EPC Rating: C



THE LOCATION

This three-bedroom end of terrace family home is set in a popular residential area of Inverness, just 1.5 miles from the centre of Inverness, the capital of the Highlands. It is within easy commuting distance to Raigmore Hospital and Police Headquarters, it is only 1.3 miles from Inshes Retail Park, within the catchment for 3 primary schools and Bannatyne Health Club and Spa are also close by.





For everyday needs you have a convenient Co-operative and a pharmacy both within 5 minutes walk of the property. The area is well-served by excellent local bus services to most parts of the city and beyond.

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 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.



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