



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Belmont House**

22 BALLIFEARY LANE, INVERNESS, IV3 5PH





# THE LOCATION

## *Inverness*

This property is located in a quiet lane very close to the centre of Inverness, the Capital of the Highlands. It is within easy walking distance of the railway and bus stations. The sanctuary of the beautiful River Ness is also almost on your doorstep.

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. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn and Castle Stuart amongst many others less than a few minutes drive away.





# BELMONT HOUSE

*22 Ballifeary Lane, Inverness*

This stunning detached house is a real sight to behold, situated on a large plot enclosed by a small fence it really is charming and beautiful with curb appeal in abundance.

Through the gates to the side is large driveway for multiple cars and the entrance to a wooden garage which has electricity running to it, this space to the side could also lend itself to possible extension in the future (subject to planning permission being granted)

Once inside the property compromises of the following

- Kitchen overlooking the garden
- Separate Utility area
- Spacious living area with fireplace
- Formal dining room
- 4 double bedrooms on the first floor
- 1 bedroom on the ground floor (currently used as an office)
- Downstairs WC
- Family Bathroom
- Shower room with WC

This is a rare opportunity to acquire a stunning family home in one of the most sought after areas of Inverness.



LOUNGE, DINING ROOM,  
KITCHEN & UTILITY





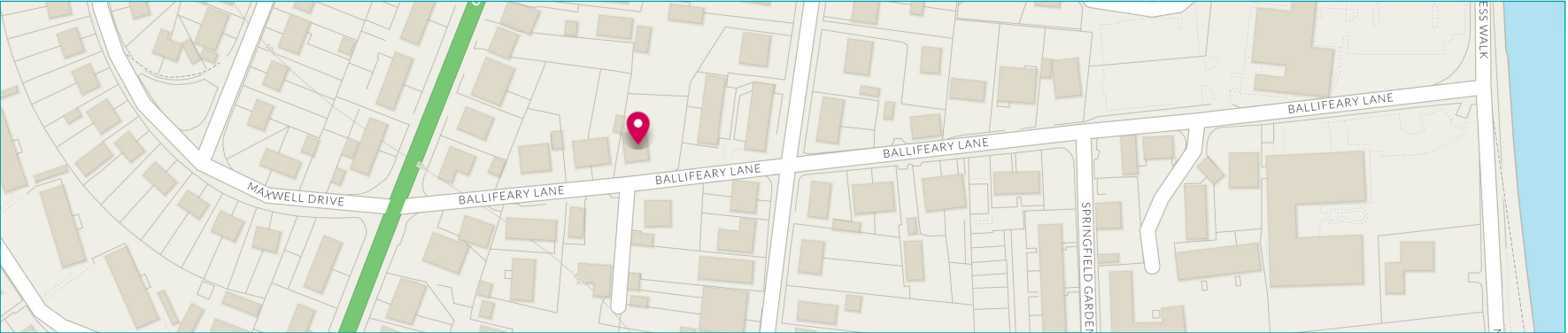
BEDROOMS, BATHROOM & WC



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.90m (12'10")
Dining Room	4.50m (14'9") x 3.90m (12'10")
Kitchen	4.00m (13'1") x 2.90m (9'6")
Office	3.50m (11'6") x 3.00m (9'10")
Utility	2.80m (9'2") x 2.50m (8'2")
WC	2.50m (8'2") x 0.90m (2'11")
Bedroom 1	4.00m (13'1") x 3.60m (11'10")
Bedroom 2	3.90m (12'10") x 3.80m (12'6")
Bedroom 3	4.50m (14'9") x 3.90m (12'10")
Bedroom 4	3.50m (11'6") x 3.30m (10'10")
Shower Room	2.10m (6'11") x 1.80m (5'11")
Bathroom	2.30m (7'7") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 180m<sup>2</sup>  
EPC Rating: E







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