



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

**39 Glenlia**

FOYERS, INVERNESS, HIGHLAND, IV2 6XY

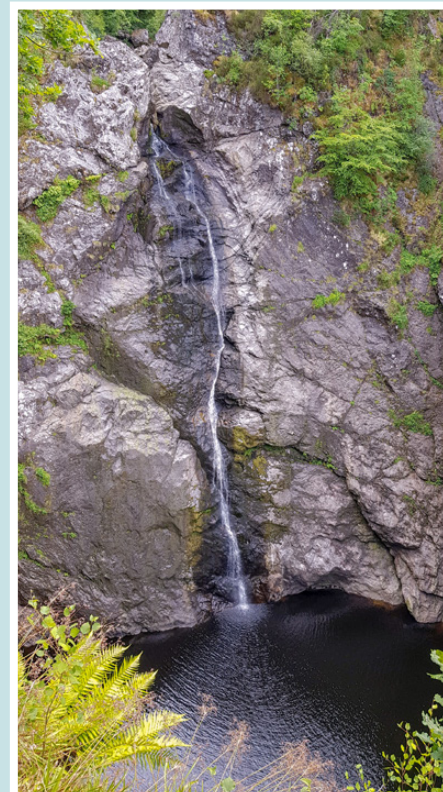
# INVERNESS THE HIGHLANDS

This recently renovated property is located in the charming village of Foyers on the south side of Loch Ness. The village has a number of local facilities including a Post Office, restaurant, shop, hotel, farm shop and health centre. Foyers Primary School provides junior schooling with senior pupils attending the recently built Inverness Royal Academy using free Highland Council supplied transport.

The area boasts stunning scenery and provides a multitude of recreational activities and outdoor pursuits from hillwalking and climbing to horse-riding and fishing.

Inverness, 20 miles away, provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands provide fabulous opportunities for outdoor activities with easy access to the celebrated Cairngorms National Park. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, is also accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.



VIEWS OF DRUMNADROCHIT, WADES ROAD TO GORTHLECH, FALLS OF FOYER, VIEW OF LOCH NESS

---

# 39 GLENLIA FOYERS

---

## *A VERY ATTRACTIVE THREE-BEDROOM UPPER FLAT IN THE VILLAGE OF FOYERS CLOSE TO LOCH NESS*

McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this recently renovated, spacious three-bedroom upper flat which features its own separate entrance. Finished to a very high standard, this attractive home is located in the popular village of Foyers, near Inverness.

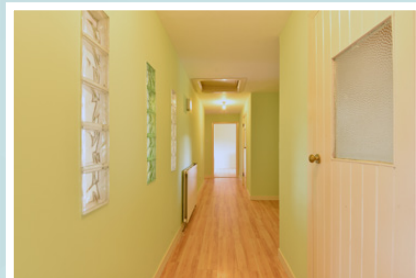
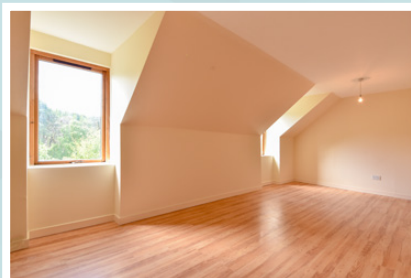
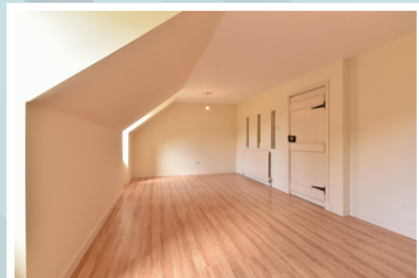
The accommodation is all on one level with the entrance vestibule, which has an adjoining cloakroom, opening to the inner hallway giving access to the property. The bright lounge with multi-fuel stove, kitchen with new units and cupboards three good-sized bedrooms, a shower-room and a separate bathroom.

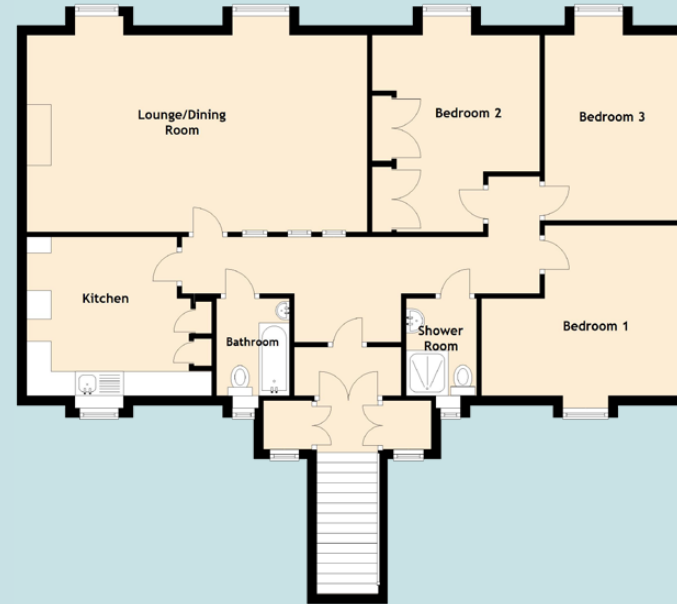
The property benefits from dual-fuel central heating (solid-fuel and electric), newly insulated walls and double-glazing.

An adjacent concrete garage is included in the sale. A communal grass area is located close to the property.

This property is located in a very scenic location on South Loch Ness and would make a splendid family home with the potential for holiday letting opportunities.

---





## LOCAL FEATURES



VIEWS



LOCAL AMENITIES



COMMUNAL GARDEN



OUTDOOR ACTIVITIES

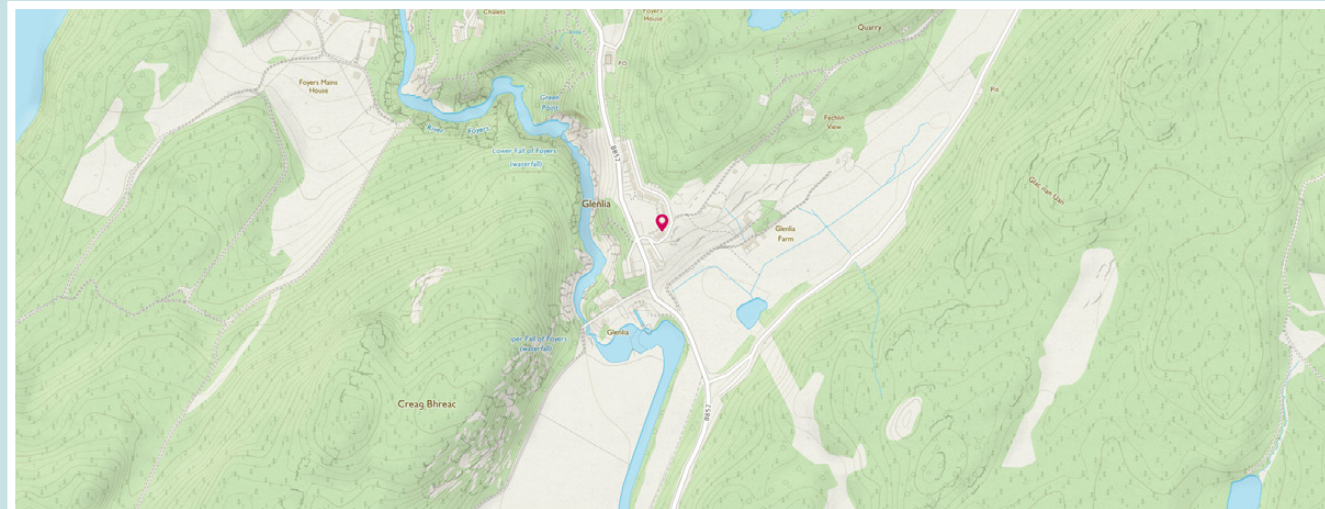
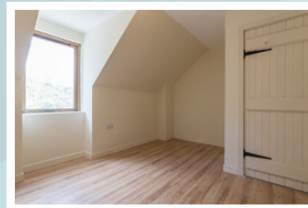


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

# SPECIFICATIONS

## Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room	7.00m (23') x 3.60m (11'10")
Kitchen	3.80m (12'6") x 3.26m (10'8")
Bedroom 1	4.20m (13'9") x 3.50m (11'6")
Bedroom 2	4.04m (13'3") x 3.45m (11'4")
Bedroom 3	3.80m (12'6") x 2.90m (9'6")
Shower Room	2.00m (6'7") x 1.45m (4'9")
Bathroom	2.00m (6'7") x 1.50m (4'11")

## Gross internal floor area (m<sup>2</sup>)

99m<sup>2</sup>

## EPC Rating

C



  
**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**

**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.



Text and description  
**THOMAS KISSOCK**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**BEN DAYKIN**  
 Designer