




McEwan Fraser Legal
Solicitors & Estate Agents
01463 211 116

4 Groam Crescent
KIRKHILL, INVERNESS, HIGHLAND, IV5 7NT

THE LOCATION

KIRKHILL, INVERNESS, HIGHLAND, IV5 7NT

This attractive property is situated in the popular village of Kirkhill, four miles from Beauly, six miles from Inverness and nine miles from Drumnadrochit. There is a regular bus service to both Beauly and Inverness. Local amenities include a convenience store/Post Office, village hall and primary school, with secondary pupils attending Charleston Academy in Inverness.

Beauly offers a variety of amenities and facilities including delicatessen, butcher, baker, two supermarkets, doctor's surgery, garages, hotels and a railway station. A number of national supermarket chains also do home deliveries to this area.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest growing cities in Europe, it provides a range of retail parks 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 are renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park and The Nevis Range near Fort William. The ruggedness of the north-west 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.





4 GROAM CRESCENT

KIRKHILL, INVERNESS, HIGHLAND, IV5 7NT

McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this attractive three bedroom semi-detached house which offers a spacious and contemporary living environment in an attractive village location close to many woodland walks.

The property has been constructed over two levels with the lower accommodation consisting of entrance vestibule, hallway, large lounge with open fire and bay window, modern fitted dining kitchen (with recently installed washing machine, integrated oven and hob and fridge) and bathroom with shower bath.

The upper floor comprises of a large landing area and three bedrooms (one of which is currently being used as a study).

The property benefits from double glazing and dual fuel central heating (oil-fired and solid fuel).

The low-maintenance front garden has been laid to a mix of chips and shrubs. The large, fully enclosed rear garden is laid mainly to grass with a paved patio area adjacent to the house. A parking area is adjacent to the property and in addition, an overgrown driveway would allow access to the timber garage at the rear of the garden if required.

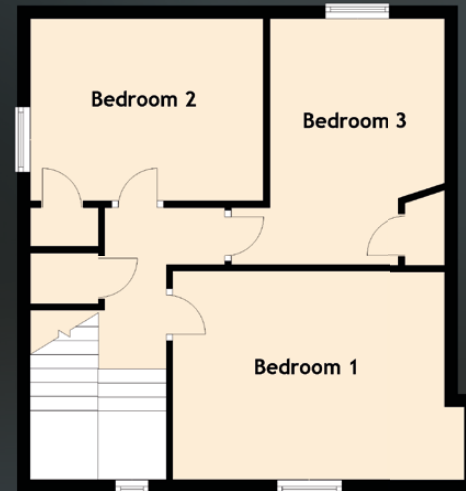
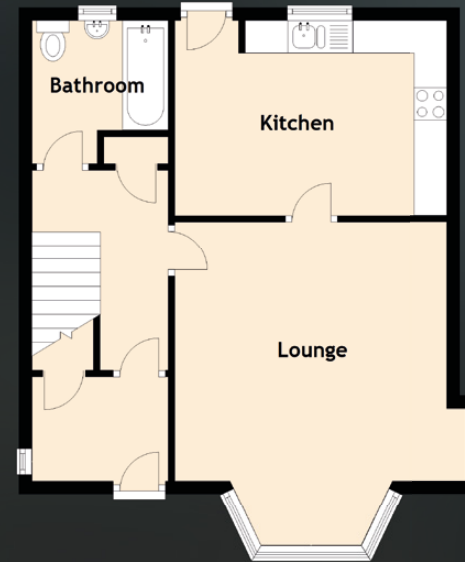
This lovely property would make a superb family or holiday home.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.20m (10'6")
Bedroom 2	3.60m (11'10") x 2.80m (9'2")
Bedroom 3	3.80m (12'6") x 2.80m (9'2")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 94m²

EPC Rating: E

Extras (Included in the sale): Integrated washing machine, integrated oven and hob and fridge. Timber garage.

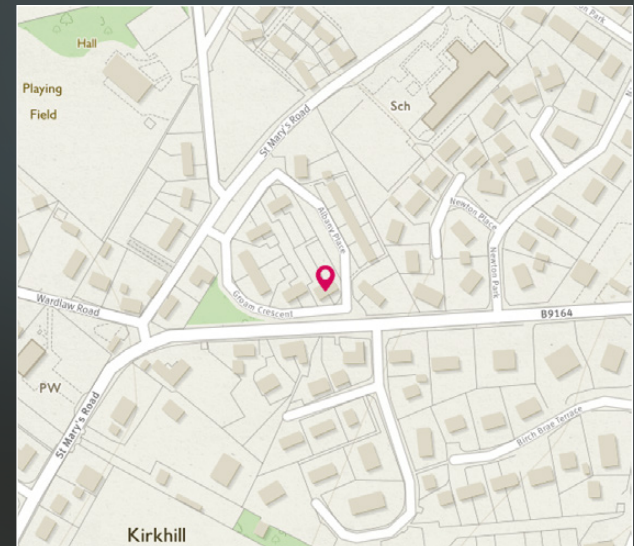


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer