



CRAIGLEITH RETAIL PARK
THE MARY ERSKINE SCHOOL
SCOTTISH NATIONAL GALLERY

INVERNESS

Highland, IV2 5HY

This attractive property is located in a very quiet location in the desirable residential area of Inshes, just over two miles 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 and Beechwood Business Park.

The property is also close to Inshes 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 & 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. 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 within an hour's drive away.



28 INSHES MEWS

Inverness

PART-EXCHANGE AVAILABLE - McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this stylish and modern three bedroom end terrace, set in an attractive courtyard development, located in a popular residential area of Inverness and situated just over two miles from the city centre.

The generous living accommodation is constructed over two levels with the lower floor consisting of entrance vestibule with WC, spacious lounge, open-plan kitchen/dining/family room with patio doors to decked outdoor sitting area. The well-equipped kitchen comes with integrated gas oven & hob, fridge/freezer and dishwasher.

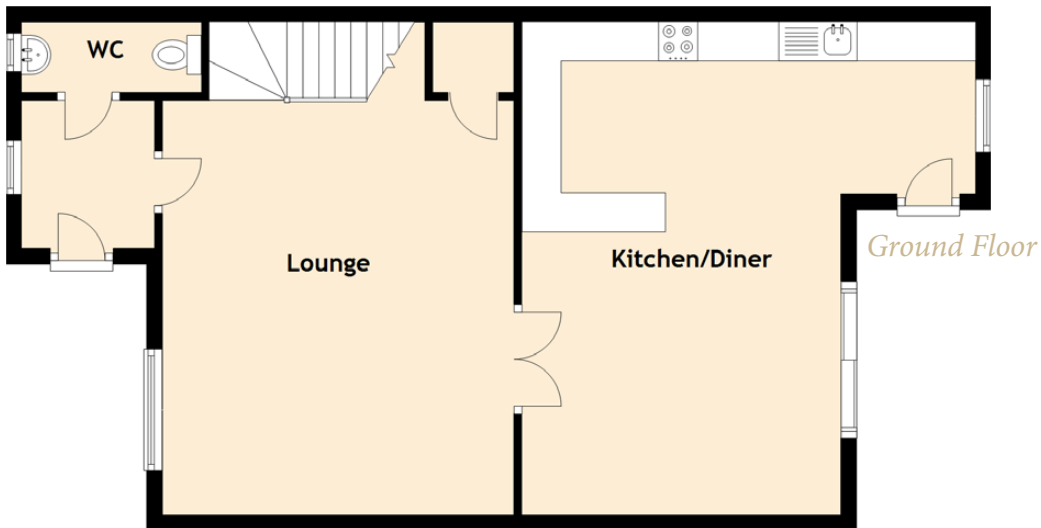
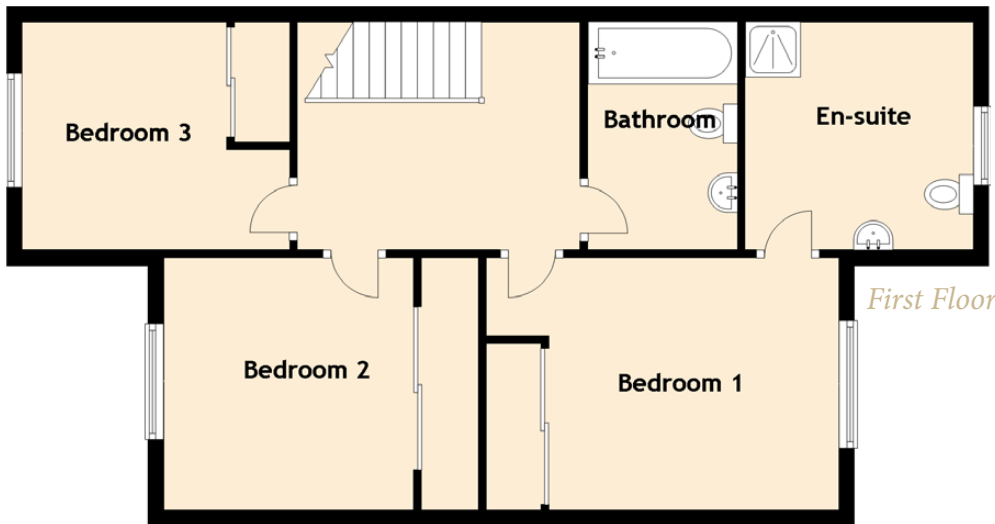
The upper floor comprises of three double bedrooms (master with en-suite shower), landing lounge area and family bathroom with shower over.

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

The fully enclosed decking provides a pleasant outdoor sitting area. This beautiful house would make a lovely family home.



BEDROOMS
BATHROOMS
DETAILS



Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	6.30m (20'8") x 5.80m (19')
Lounge	6.30m (20'8") x 4.50m (14'9")
Bedroom 1	4.10m (13'5") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 1.90m (6'3")
En-suite	2.90m (9'6") x 2.90m (9'6")
WC	2.30m (7'7") x 0.90m (2'11")

Gross internal floor area (m²): 128m² | EPC Rating: B

Extras (Included in the sale): Integrated gas oven, hob, fridge/freezer, dishwasher, blinds, floor coverings & timber shed.

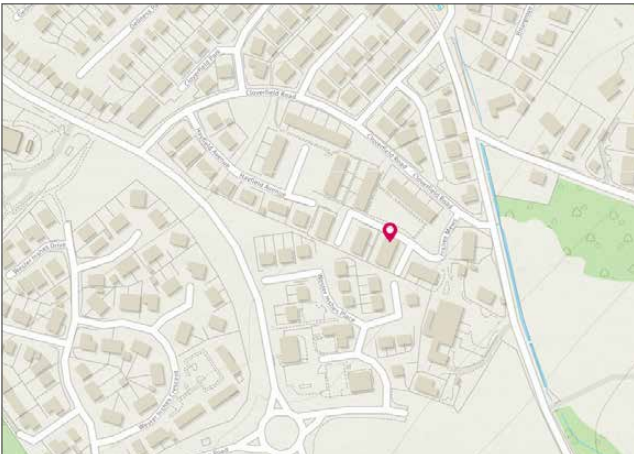


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