

2 Lindsay Avenue

INVERNESS, IV3 5ET



Immaculate, bright, and spacious two-bedroom semi-detached villa



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McEwan Fraser Legal is delighted to offer this immaculate, bright, and spacious (66m²) two-bedroom semi-detached villa, located in the quiet residential area of Danleigh, within easy reach of Fairways Business Park & Inshes Shopping Park and only 0.7 miles away from the centre of Inverness.

THE LOUNGE



On the ground floor, the accommodation comprises a spacious lounge (laminated flooring), a beautifully fitted kitchen with oven & gas hob, dishwasher, washing machine and stand-alone fridge/freezer.

THE KITCHEN



Climbing the stairs are two bedrooms. Bedroom one is a large double with a fitted wardrobe. Bedroom two is a medium-sized single room with a mirrored triple wardrobe. A family shower room completes the property.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



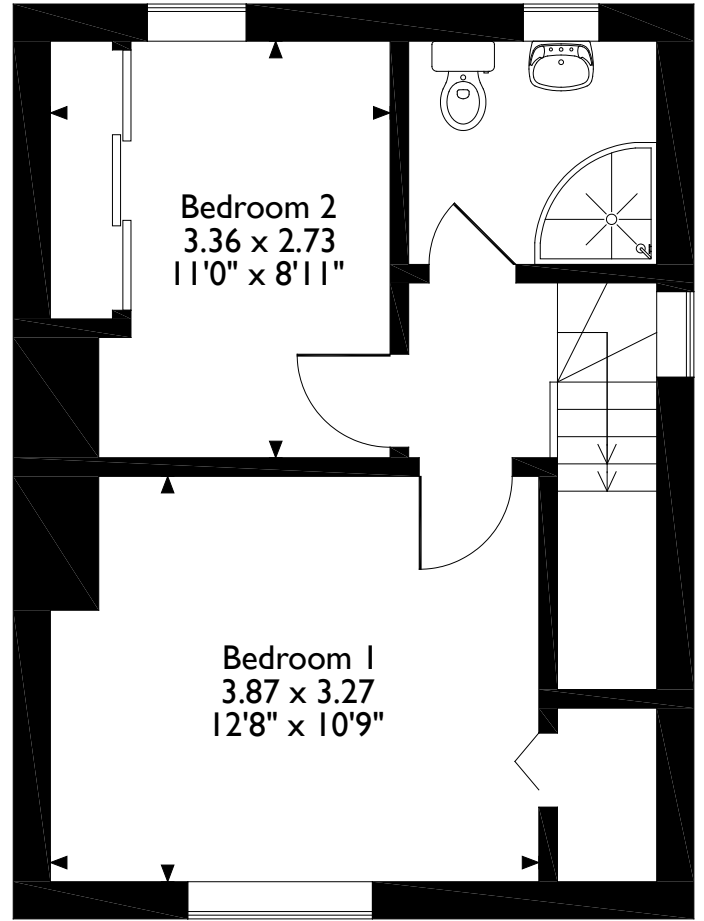
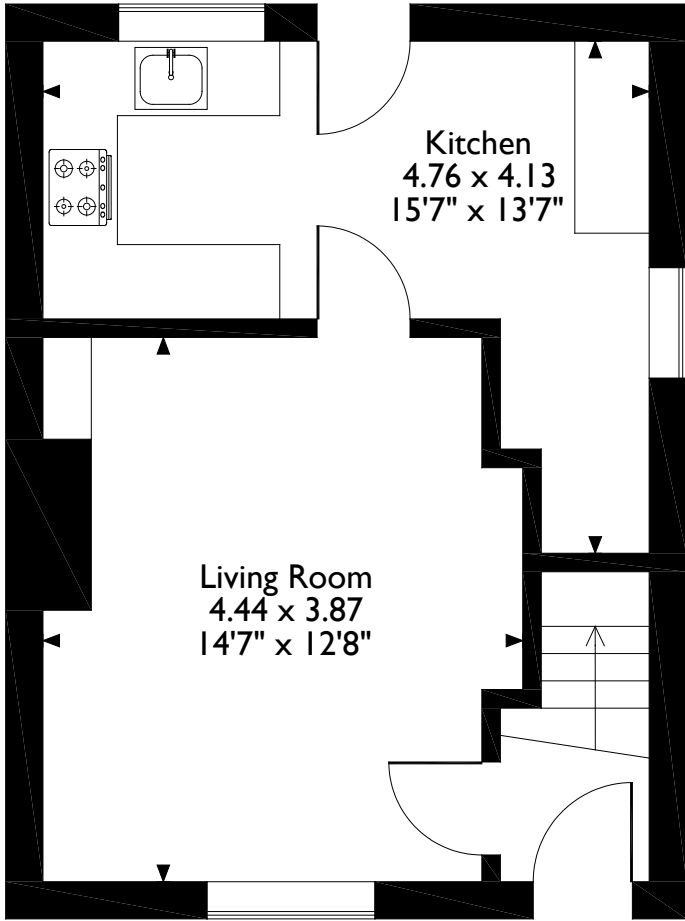
To the front of the property is a small manageable lawn with a superb lock bloc off-road parking area for at least four cars, plus a carport. To the rear is a long garden laid predominately to lawn with a patio, a wooden garden shed, and a drying area. The scale of the rear garden offers considerable development potential.

The accommodation is well proportioned and will appeal to many prospective buyers, including letting potential.

EXTERNALS

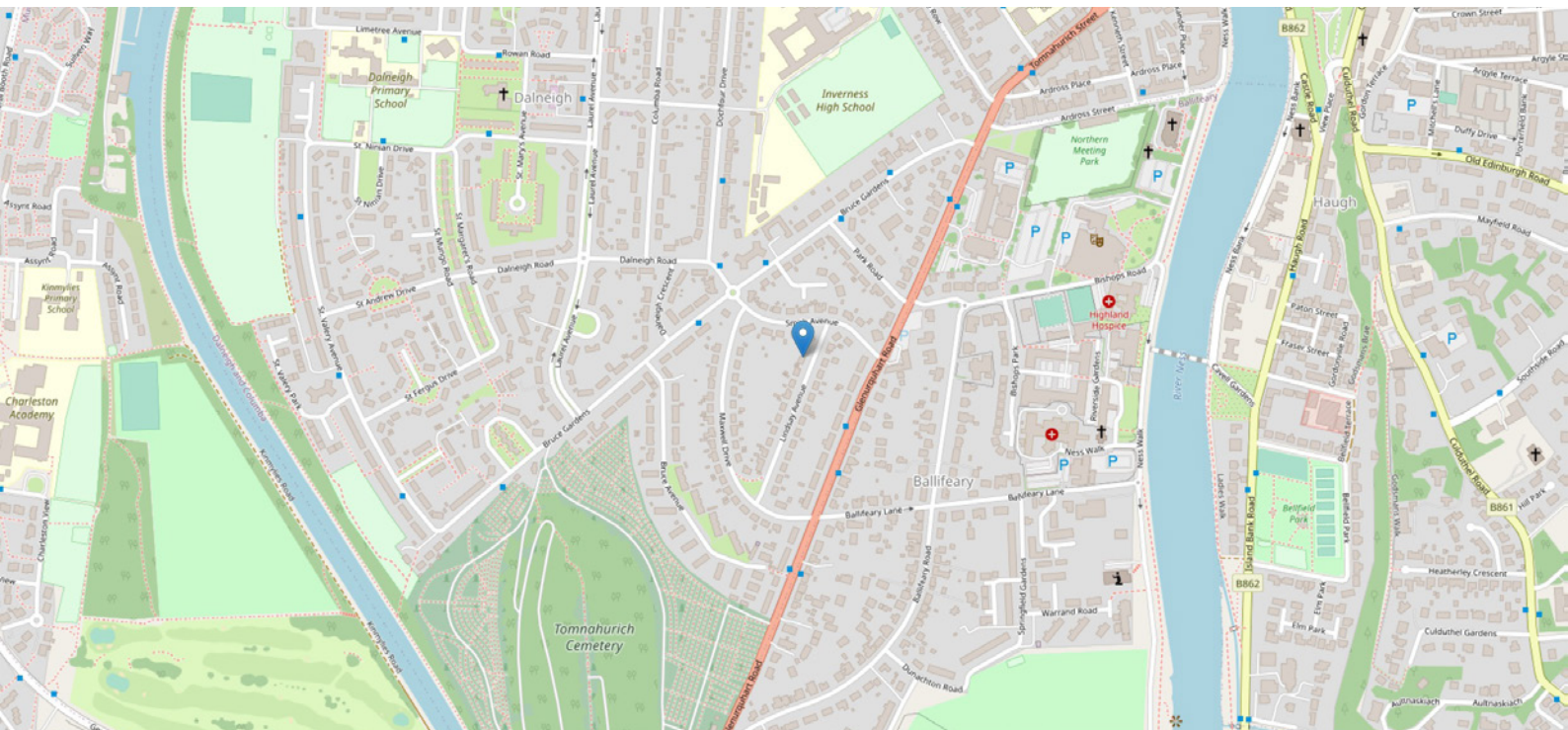


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: D



THE LOCATION

Lindsay Avenue is located in a quiet residential development just over 0.7 miles from the centre of Inverness, the capital of the Highlands. It is within reach of Eden Court, University of the Highlands & Islands, Inverness Leisure and Bught Park. The property is within the catchment area of Danleigh Primary School and Inverness High School, with excellent local bus services to most parts of the city.





Inverness provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged as one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. The Scottish Highlands are renowned for their outdoor pursuits, with the Cairngorm National Park only 40 minutes away. The ruggedness of the northwest Highlands often referred to as the last great wilderness in Europe, is also close by, with this area boasting some of the most beautiful beaches and mountains in Scotland. Inverness has excellent road, rail and air connections.



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