



# 4 & 8 River Court

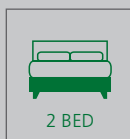
Invergarry  
Inverness-shire  
Highland  
PH35 4AA

## Two stunning two bedroom apartments at number 6 & 8

Excellent investment opportunity with proven history, a  
superb Highland retreat



Scan Here!



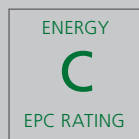
2 BED



1 BATH



DRIVEWAY



ENERGY

C

EPC RATING



# Invergarry

INVERNESS-SHIRE

*"...The properties are situated in a most picturesque Highland glen..."*

**I**nvergarry offers a selection of local amenities including a local shop and nearby hotels with excellent restaurants. In Invergarry there is a Post Office and a village hall (with a coffee shop), there is also a health centre and hospital nearby and the village has an excellent primary school.

There are excellent links by road and bus from both North and Southern routes with easy access to Inverness, Fort William

and Skye, the area offers all year round activities.

The properties are situated in a most picturesque Highland glen. The glen is formed from the flanks with beautiful Highland locations.

There are plenty recreational opportunities and events including: sailing, cycling, hill walking/hiking, fishing and

photography. This popular tourist area has ever changing scenery with a reputation of being welcoming and friendly.

The Highland capital of Inverness is located approximately forty miles North East and providing all the amenities that you would expect from an ever growing city including a superb selection of restaurants and leisure facilities. Inverness provides excellent transport links to major cities within the

UK and Europe which are provided by bus and rail links and with flights available daily from the Inverness Airport which is approximately eight miles East of the city.

Fort William is approximately thirty miles South and is well know as the outdoor capital of the Highlands.



# River Court

## 4 & 8 RIVER COURT



**S**tunning two bedroom apartments finished to the highest standard, one first floor apartment and one ground floor apartment are available. The apartments comprise of:

Open plan lounge and kitchen with dining area, the kitchen is modern with integrated appliances with ample base and

wall units and complementary splashbacks. Two double bedrooms with a large wardrobe in the main bedroom. A spacious bathroom with three-piece white suite with full tiling with a shower over the bath.

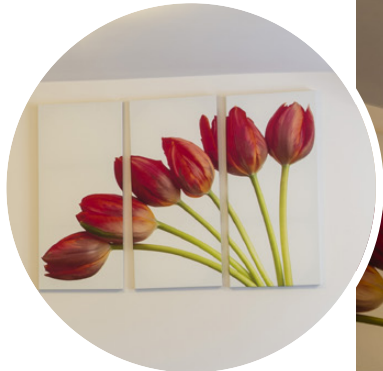
The apartments are fully furnished to a very high standard

with the option of all furniture and soft fittings being included at an additional cost.

The grounds are well maintained and both apartments have a lovely outlook to the front elevation. The property also benefits from high passing regulations for insulation

which means very low energy bills. These are well suited for investment, a holiday home or residential living.

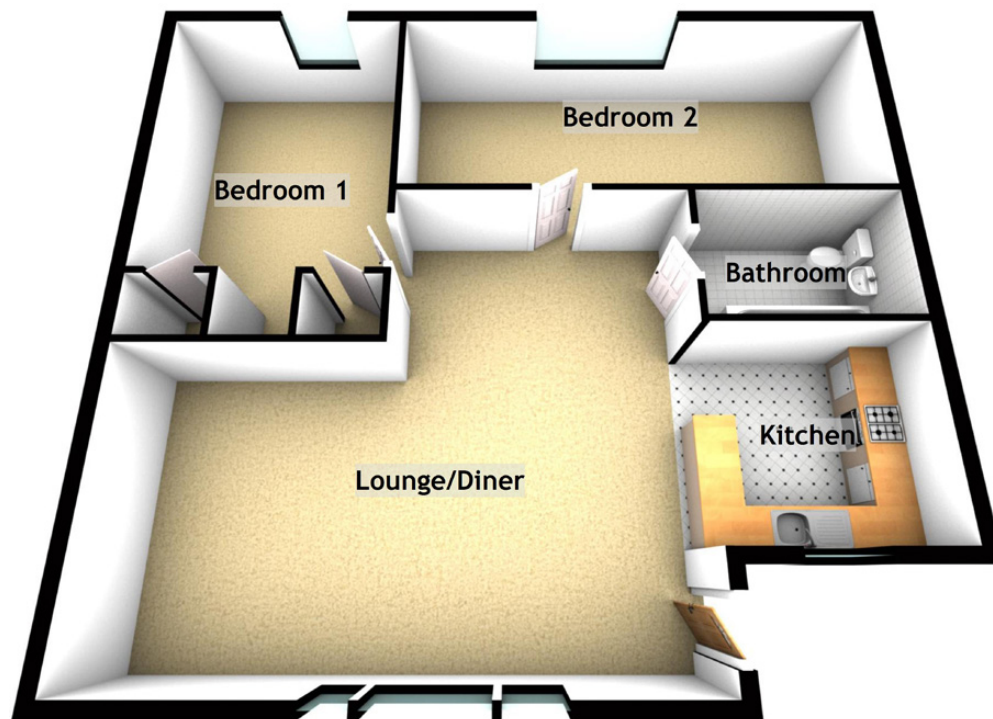
Early viewing is highly recommended.





# Bedrooms & Bathroom

*Apartment 8, Floor Plan*



*Approximate Dimensions*  
(Taken from the widest point)

Lounge/Diner	7.30m (23'11") x 4.20m (13'9")
Kitchen	3.60m (11'10") x 2.70m (8'10")
Bedroom 1	4.98m (16'4") x 2.60m (8'6")
Bedroom 2	3.51m (11'6") x 3.20m (10'6")
Bathroom	2.30m (7'7") x 1.80m (5'11")

*Extras*  
(Included in the sale)

Double glazing, integrated appliances, floor coverings, private parking space with visitors parking available also. Monthly factoring fee which provides a full property maintenance program and building insurance. Heating is provided by Nobo panel heaters on a controlled timer.





## McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: [info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



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Text and description  
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Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**CATHERINE ANDERSON**  
Designer