




McEwan Fraser Legal
Solicitors & Estate Agents
01463 211 116

15 Culduthel Park
CULDUTHEL, INVERNESS, HIGHLAND, IV2 4RU

CULDUTHEL | INVERNESS

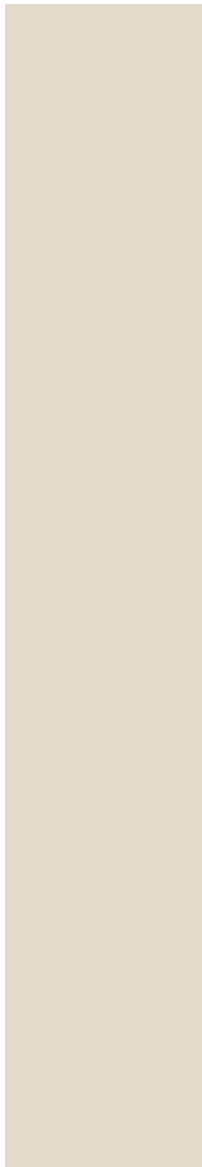
Culduthel Park is located in a quiet residential development just over two miles from the centre of Inverness, the capital of the Highlands. It is within reach of Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym, Beechwood Business Park and ASDA supermarket.

The property is within the catchment area of Lochardil Primary School and close to the newly built Inverness Royal Academy and is 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. The ruggedness of the northwest 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





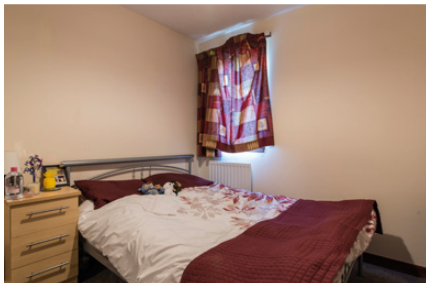
15 CULDUTHEL PARK

PART-EXCHANGE AVAILABLE - McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this bright and spacious two-bedroom upper floor flat, located in the quiet residential area of Culduthel Park, within easy reach of Beechwood Business Park & Inshes Shopping Park and just over two miles from the centre of Inverness.

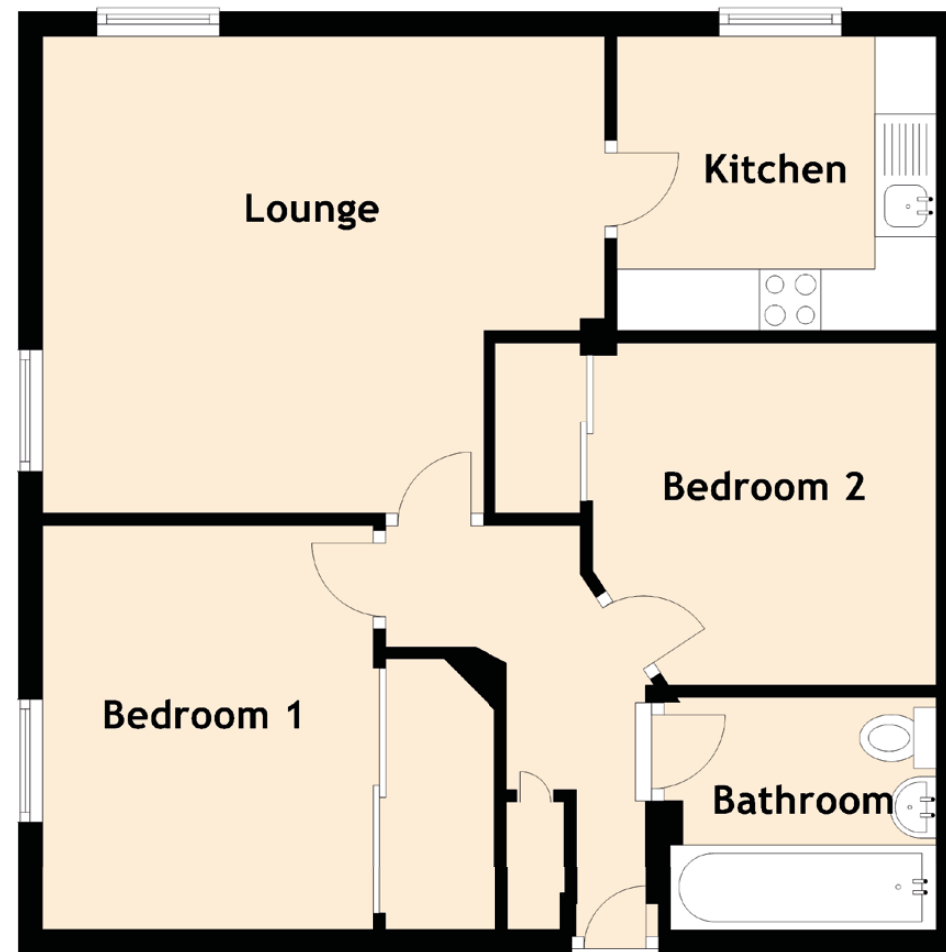
The accommodation consists of entrance hallway, spacious lounge/diner, fitted kitchen with integrated oven & gas hob, two bedrooms (both with double mirrored fitted wardrobes) and bathroom (with shower over bath). In addition, the property has a very large floored loft with lots of storage. The property benefits from gas central heating, allocated parking space, secure entry and double-glazing.

This property would make an excellent starter home or buy-to-let investment.





SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	2.60m (8'6") x 2.30m (7'7")
Bedroom 1	3.30m (10'10") x 2.70m (8'10")
Bedroom 2	2.80m (9'2") x 2.80m (9'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²) - 54m²

EPC Rating - C

Extras (Included in the sale)
Integrated electric oven & gas hob, washing machine & fridge.

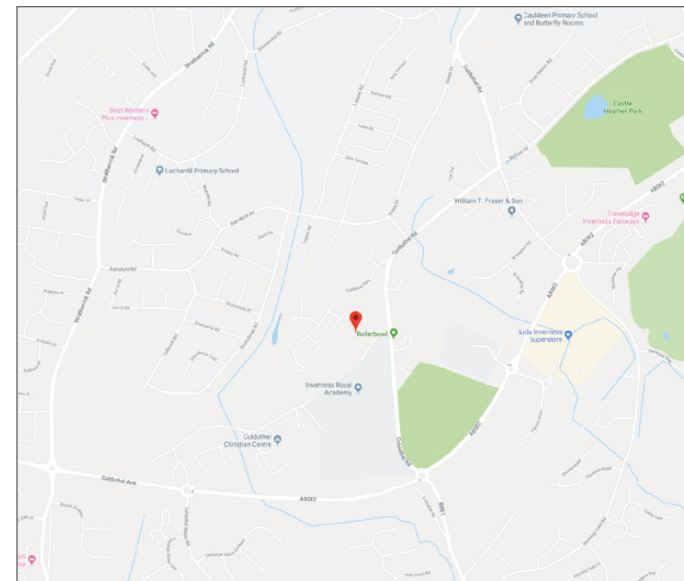


Image credit: <https://www.google.com/maps>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
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
HAYLEY MATEAR
 Designer