

66A Bruce Gardens

INVERNESS, IV3 5EW



*SPACIOUS TWO-BEDROOM TOP FLOOR FLAT IN
THE DALNEIGH AREA OF INVERNESS*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom top floor flat in the Dalneigh area of Inverness. The flat sits in a quiet tree-lined road within easy walking distance of the City Centre and has commanding views across the city.

Inside the property comprises a medium-sized family bathroom with a tiled splash-back and shower over bath. Two large double bedrooms which are big enough for free-standing wardrobes without affecting available bed space - both rooms are carpeted. The kitchen is modern, bright and well laid out offering excellent storage and workspace. There is a built-in fridge/freezer plus a standalone electric cooker and washing machine. The lounge is a bright and spacious room and enjoys wonderful views towards the city including Inverness Art Deco High School, Inverness Castle, Eden Court and Inverness Cathedral. A door from the lounge accesses an open balcony large enough for a small table and chairs or you could indulge your inner gardener by turning your balcony into a little urban jungle with planters or hanging baskets.

In addition to this there is laminate flooring throughout, gas central heating with a Worcester combi-boiler which was replaced in 2017. The property is single glazed. There is plentiful car parking to the rear of the flat, with a sizeable shared drying area. This is an opportunity to acquire a well-located flat close to many amenities.





the kitchen





bedroom 1

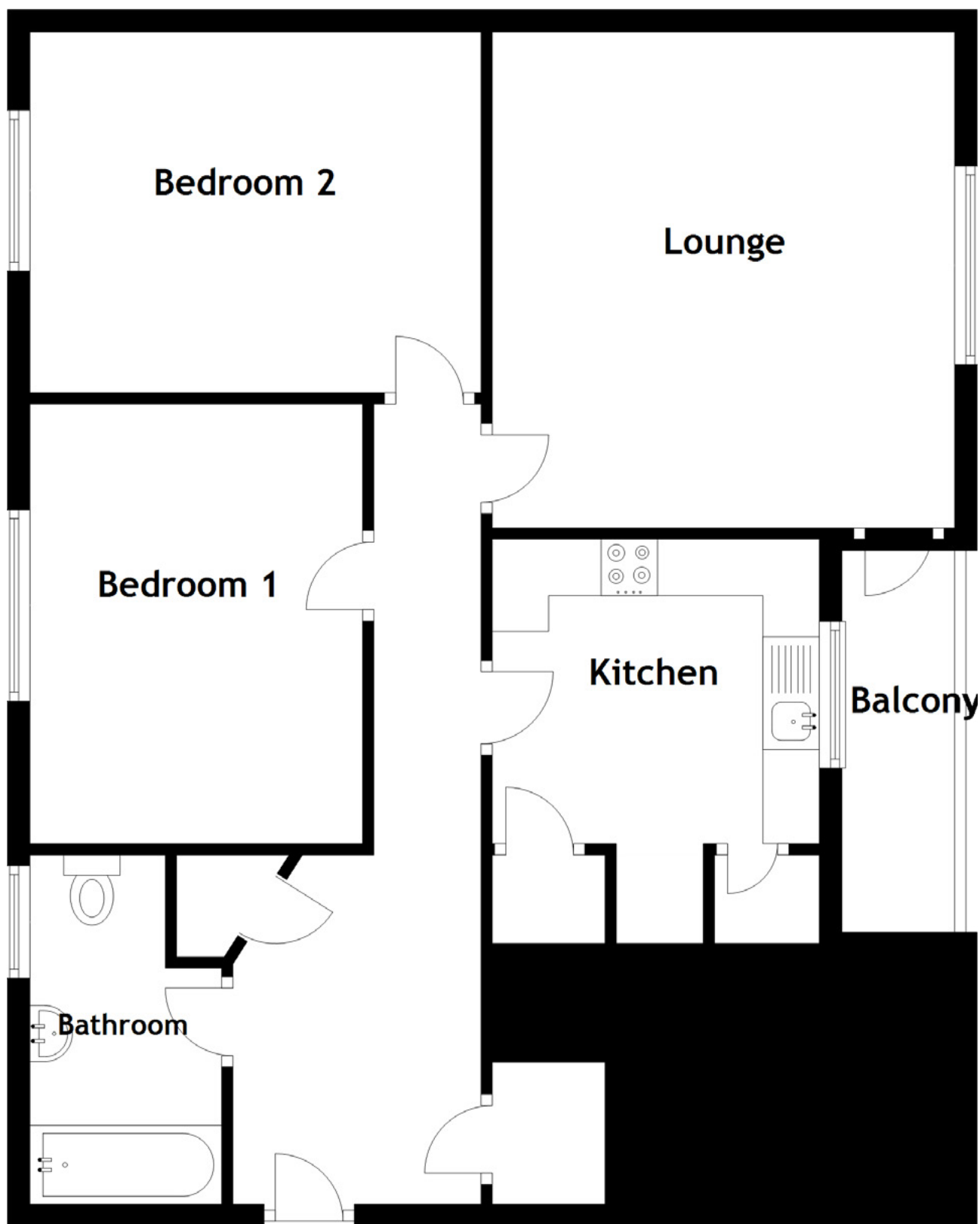




bedroom 2







Approximate Dimensions
(Taken from the widest point)

| | | | |
|-----------|--------------------------------|--|------------------------------|
| Lounge | 4.40m (14'5") x 4.10m (13'5") | Bathroom | 3.10m (10'2") x 1.70m (5'7") |
| Kitchen | 2.80m (9'2") x 2.40m (7'10") | Gross internal floor area (m ²): 69m ² EPC Rating: D | |
| Bedroom 1 | 3.90m (12'10") x 3.10m (10'2") | | |
| Bedroom 2 | 4.00m (13'1") x 3.20m (10'6") | | |

Floor Plan

BALCONY VIEW



the exterior





This property is located in a quiet street in a popular residential area of Dalneigh, just 0.7 miles from the centre of Inverness, the capital of the Highlands. It is within easy commuting distance to Bught Park and Eden Court, Dalneigh Primary School and Riverview Medical Practice are close. The area 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 and overseas destinations.

The Scottish Highlands are renowned for their outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park.

The Location

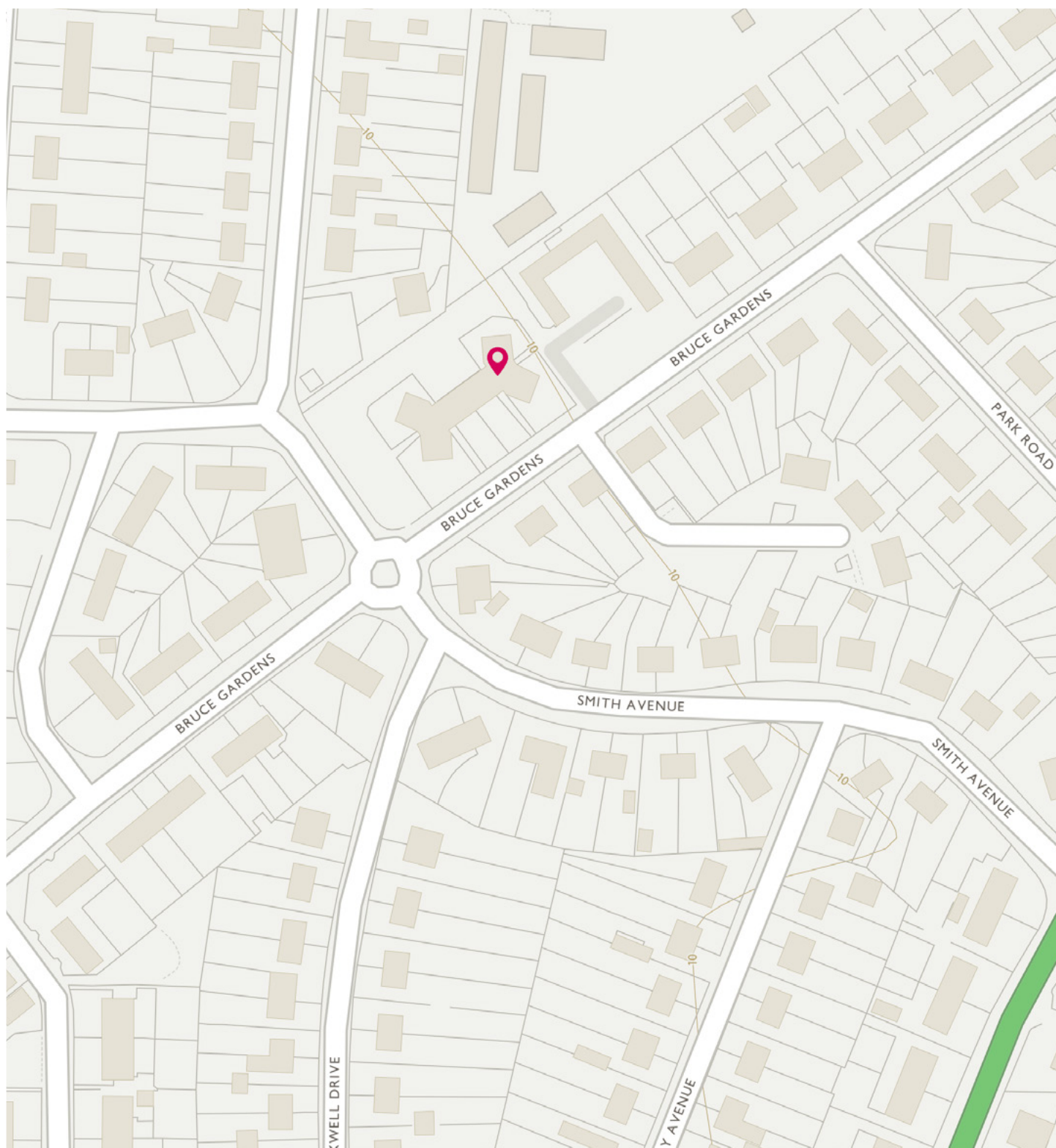


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
Available



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