

2 Rosebery Place

INVERNESS, IV2 4SP



*CHARMING TWO BEDROOM SEMI
DETACHED HOUSE*



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McEwan Fraser Legal is delighted to present this charming two-bedroom semi-detached house, with underfloor heating, spacious kitchen and the added bonus of a separate utility room, ideal for a family home. The property has period features with a real stand out being the gorgeous front door, it certainly has curb appeal.

The property is only minutes from Inverness city centre, with high street shops and railway station all under a 15-minute walk (around 0.6 - 0.7 miles).

Inside, the property comprises of:

- Entrance porch
- Spacious kitchen
- Separate utility room
- Lounge area
- Bathroom with bath suite and separate shower cubicle
- Two double bedrooms



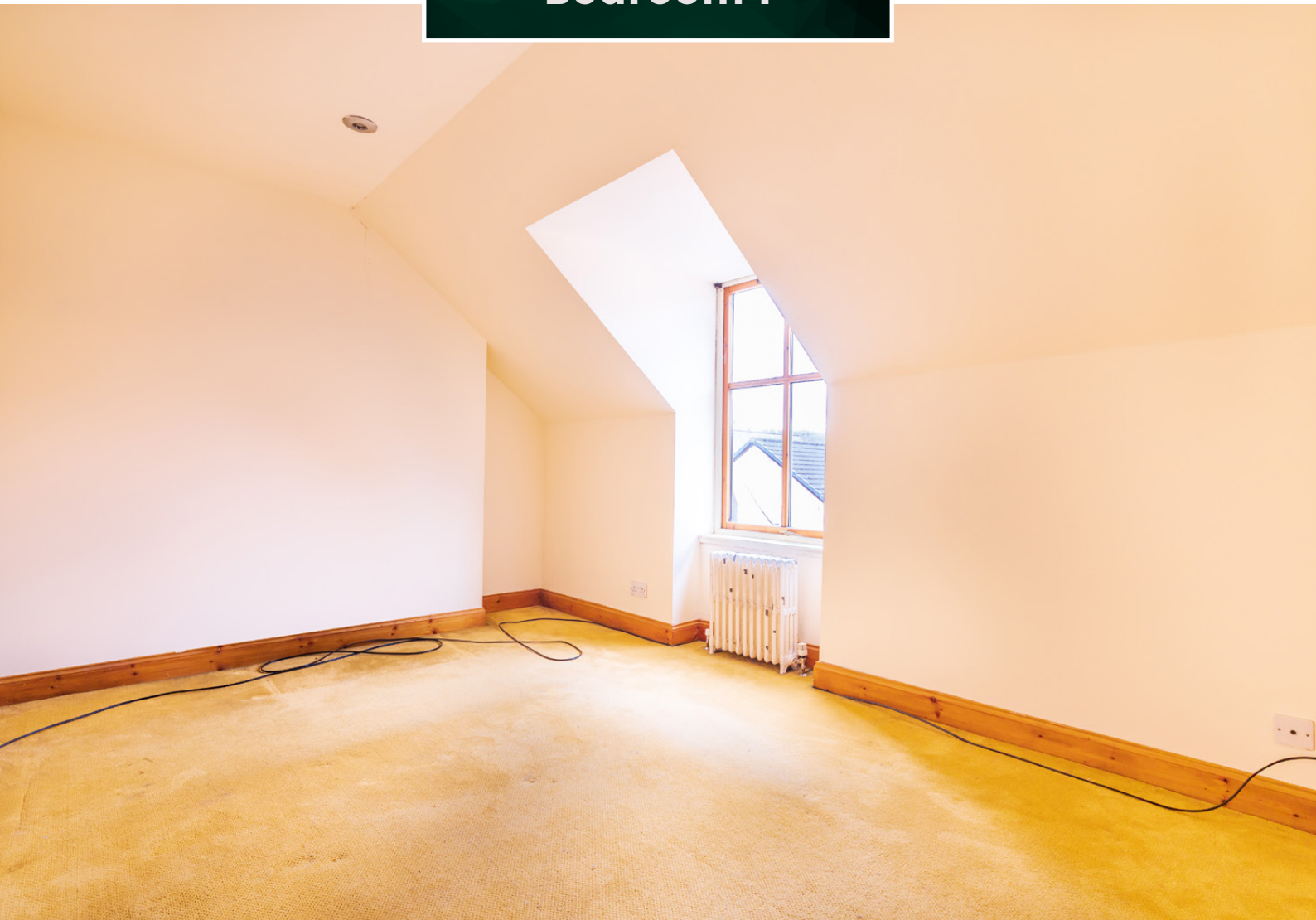


The Kitchen



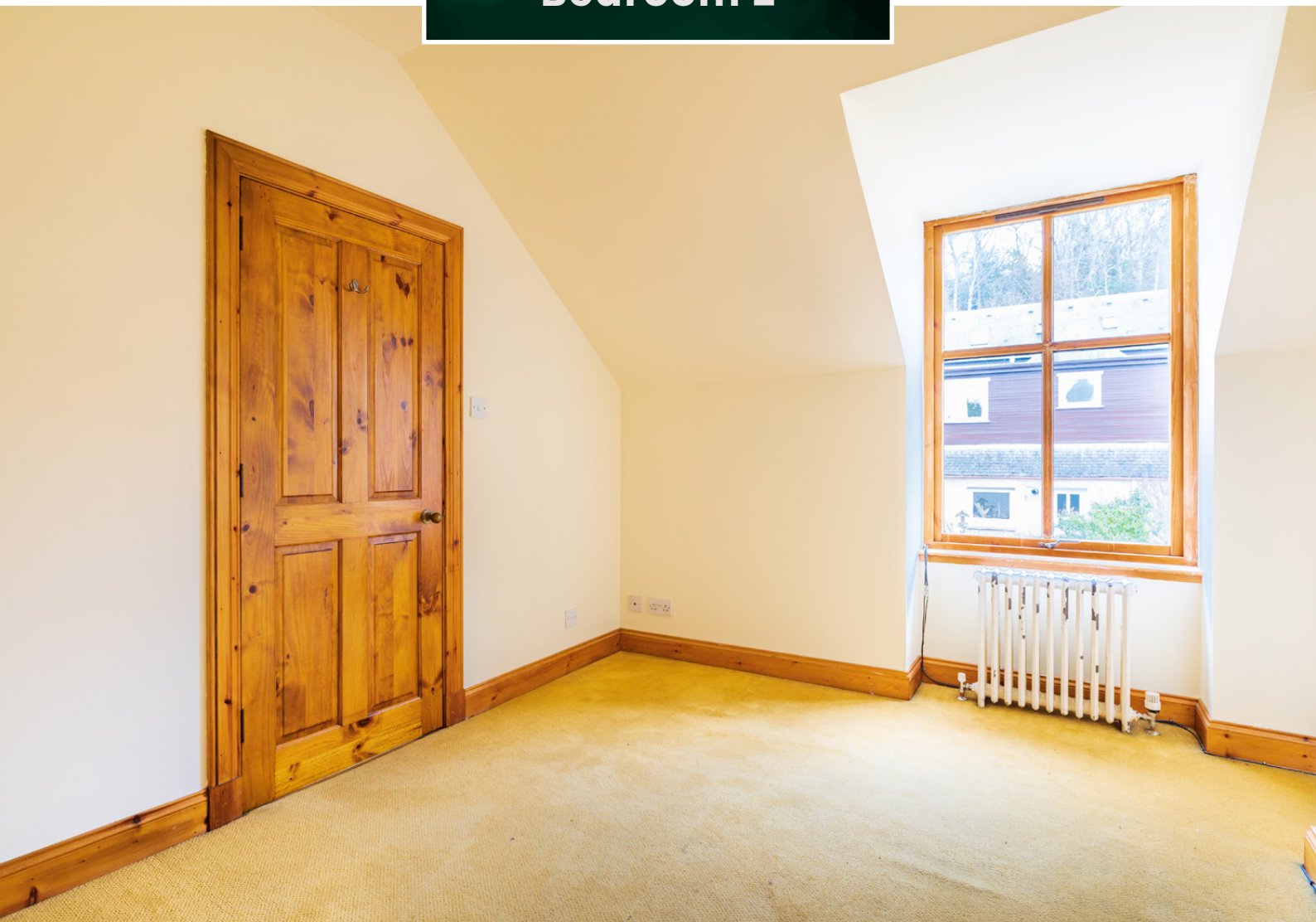


Bedroom 1

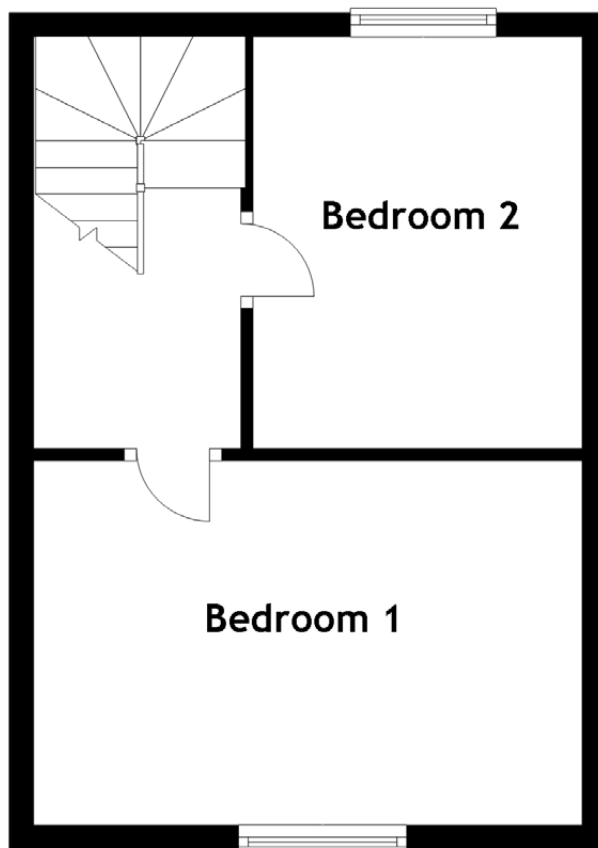
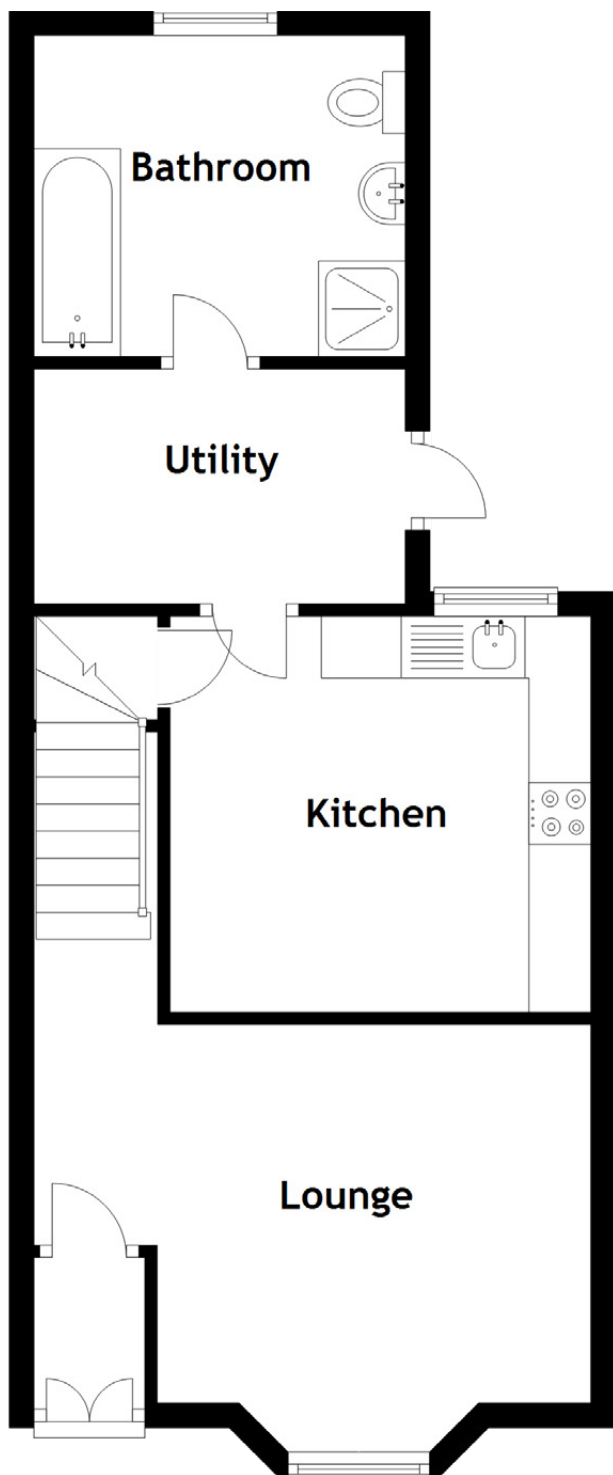




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.30m (10'10")	Utility	3.00m (9'10") x 1.90m (6'3")
Kitchen	3.40m (11'2") x 3.20m (10'6")		
Bedroom 1	4.50m (14'9") x 3.00m (9'10")	Gross internal floor area (m ²): 75m ²	
Bedroom 2	3.40m (11'2") x 2.70m (8'10")	EPC Rating: D	
Bathroom	3.00m (9'10") x 2.60m (8'6")		



In addition to this, the property includes underfloor heating and a generous rear garden. This is a fantastic opportunity to take your first steps on the property ladder or to make a brilliant investment in the Highlands with the thriving holiday let market.





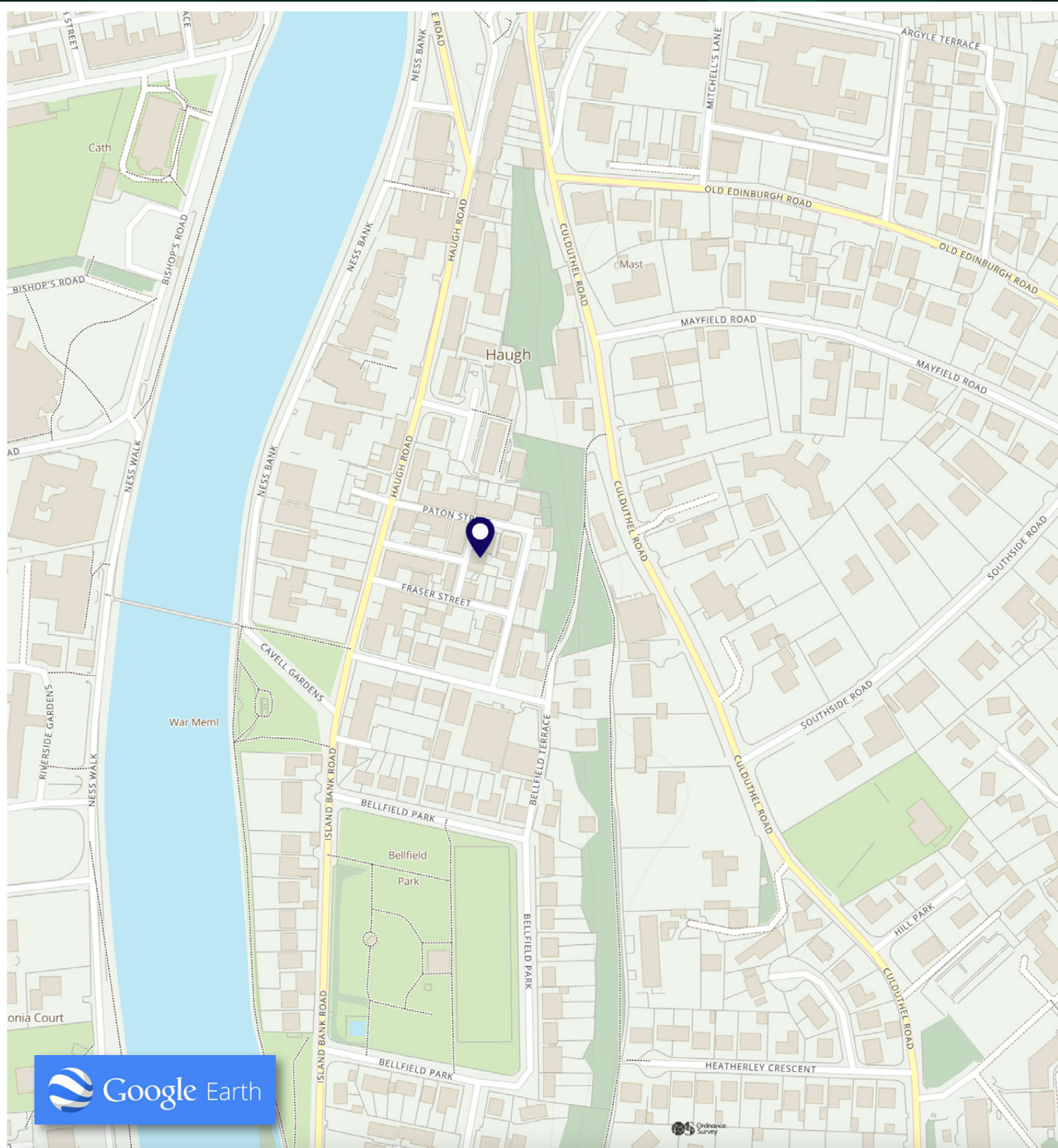
This delightful two-bedroom semi-detached house is located within easy walking distance to the centre of Inverness, the Capital of the Highlands. It is under 3/4 mile from the main railway and bus stations and ideally located for High Street shopping trips. If a quieter moment of relaxation is desired the sanctuary of the beautiful River Ness is also close by. Bellfield park is within a short walk with a playpark for the children and tennis courts. The house is in the catchment area for Crown Primary School and Millburn Academy for secondary education.

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, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations, with daily flights to and from London Gatwick.

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. Golfers are also well catered for with some of the most internationally famous and iconic courses such as Dornoch, Nairn and Castle Stuart less than an hour's drive away.

The Location





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Part
Exchange
Available



Text and description
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Designer

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