

42 Resaurie Gardens

INVERNESS, HIGHLAND, IV2 7JY



A brilliant two-bedroom home in Smithton, Inverness, an excellent starter property or a very good investment opportunity



01463 211 116



www.mcewanfraserlegal.co.uk

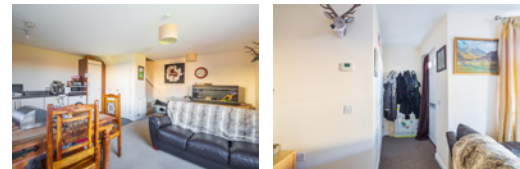


info@mcewanfraserlegal.co.uk



Welcome to 42 Resaurie Gardens, an inviting 2-bedroom end-of-terrace home in the charming Smithton neighbourhood, Inverness - an ideal choice for your first purchase or a solid investment opportunity!

THE LOUNGE/KITCHEN



Step into a modern haven as the spacious lounge seamlessly opens to the kitchen/dining area, creating a perfect setting for family gatherings and entertaining friends. The well-designed layout allows for easy communication while cooking, ensuring you never miss a moment with loved ones. Convenience is key with a downstairs WC and utility area, providing practical solutions to everyday living.



Ascend to the first floor to discover two double bedrooms, each offering delightful far-reaching views. The family bathroom boasts a comfortable bath suite with a shower overhead, providing a relaxing retreat.

THE BATHROOM



BEDROOM 1



BEDROOM 2

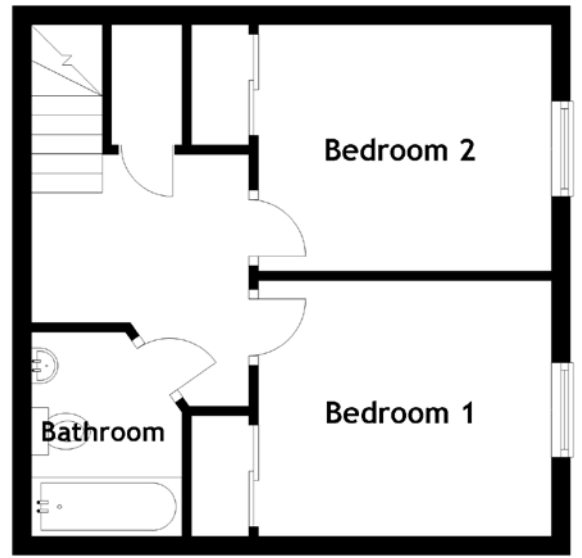
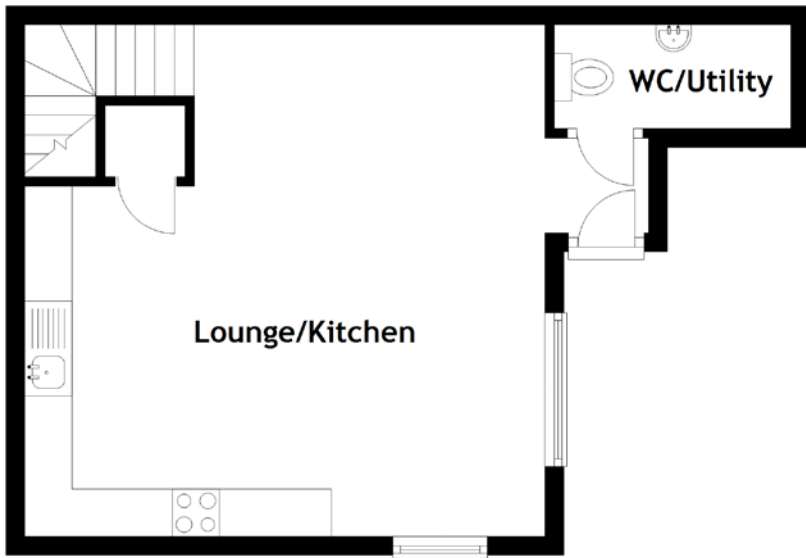


Outside, the manageable-sized rear garden offers a delightful space to unwind during the warmer months, creating a perfect spot for outdoor enjoyment. 42 Resaurie Gardens is strategically positioned, providing access to local amenities, schools, and parks. Whether you're stepping into homeownership or expanding your investment portfolio, don't miss this opportunity!

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

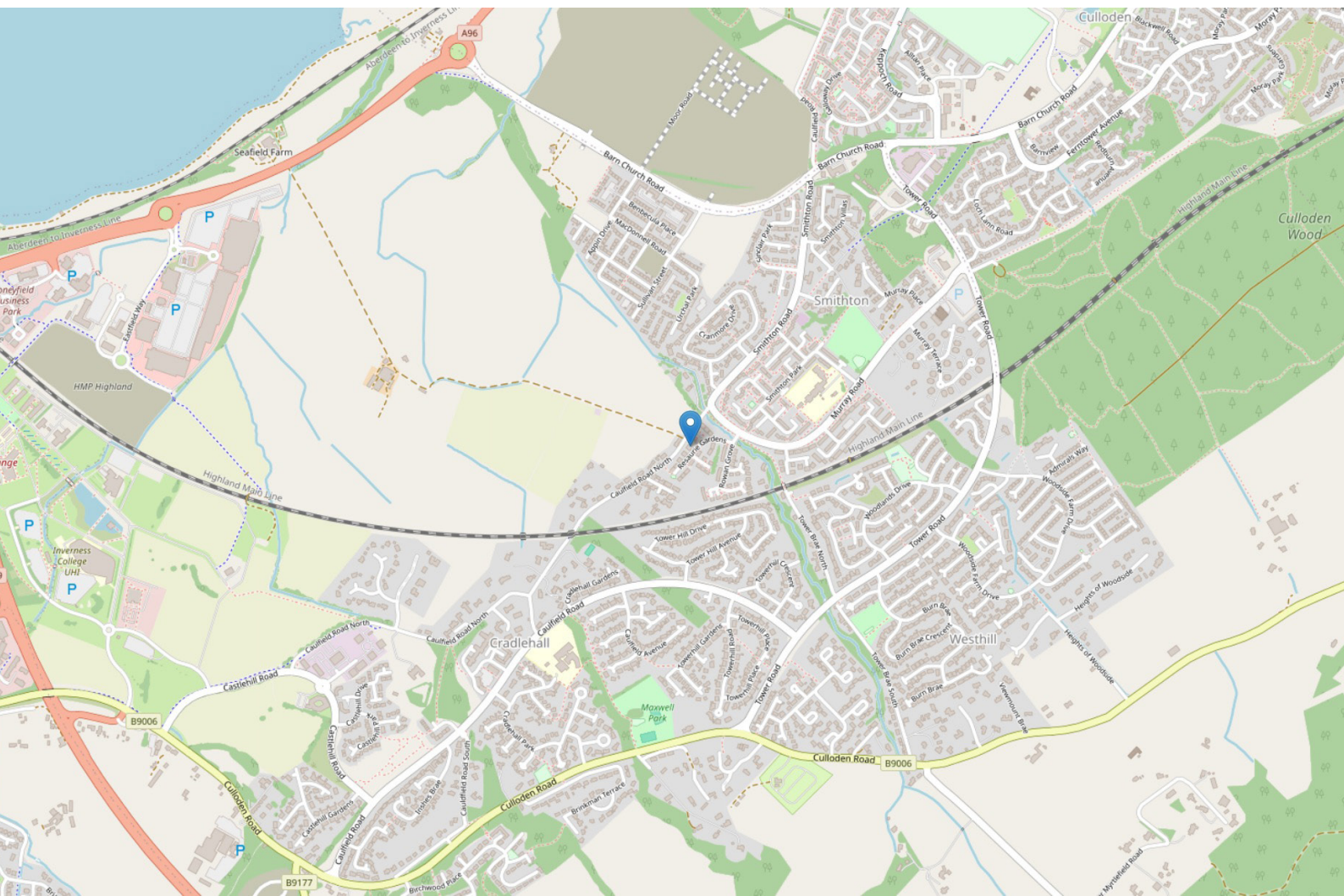


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 5.50m (18'1") x 5.40m (17'9")
 WC/Utility 2.50m (8'3") x 1.09m (3'7")
 Bathroom 2.30m (7'7") x 1.90m (6'3")

Bedroom 1 3.10m (10'2") x 2.70m (8'10")
 Bedroom 2 3.10m (10'2") x 2.60m (8'6")

Gross internal floor area (m²): 62m²
 EPC Rating: C



THE LOCATION

Nestled in the popular residential area of Smithton, near Culloden to the east of Inverness, this location is a gateway to convenience and connectivity. Positioned with easy access to the A96 and Inverness Airport, offering daily flights to and from destinations including London Gatwick, residents enjoy seamless travel. Education is at its best with the property falling within the catchment for Smithton Primary School and Culloden Academy. Nearby amenities include local convenience stores, a health centre, a dentist, and a variety of takeaway restaurants, providing the perfect blend of comfort and accessibility.





Smithton is well-connected with excellent local bus services to various parts of the city, and its proximity to large shopping and business parks at Eastfield and Inshes ensures residents have everything at their fingertips.

Inverness, recognised as one of the fastest-growing cities in Europe, boasts a thriving city environment with outstanding retail, cultural, educational, entertainment, and medical facilities. Enjoying superb connectivity by road, rail, and air, Inverness effortlessly links to other UK and overseas destinations.

For outdoor enthusiasts, the Scottish Highlands are a playground for year-round sports, with easy access to The Cairngorm National Park. The breathtaking northwest Highlands, known as the last great wilderness in Europe, beckon with stunning beaches and mountains. Golfers are spoiled for choice, with internationally renowned courses like Nairn, Royal Dornoch, and Castle Stuart just a short drive away.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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