



**McEwan Fraser Legal**

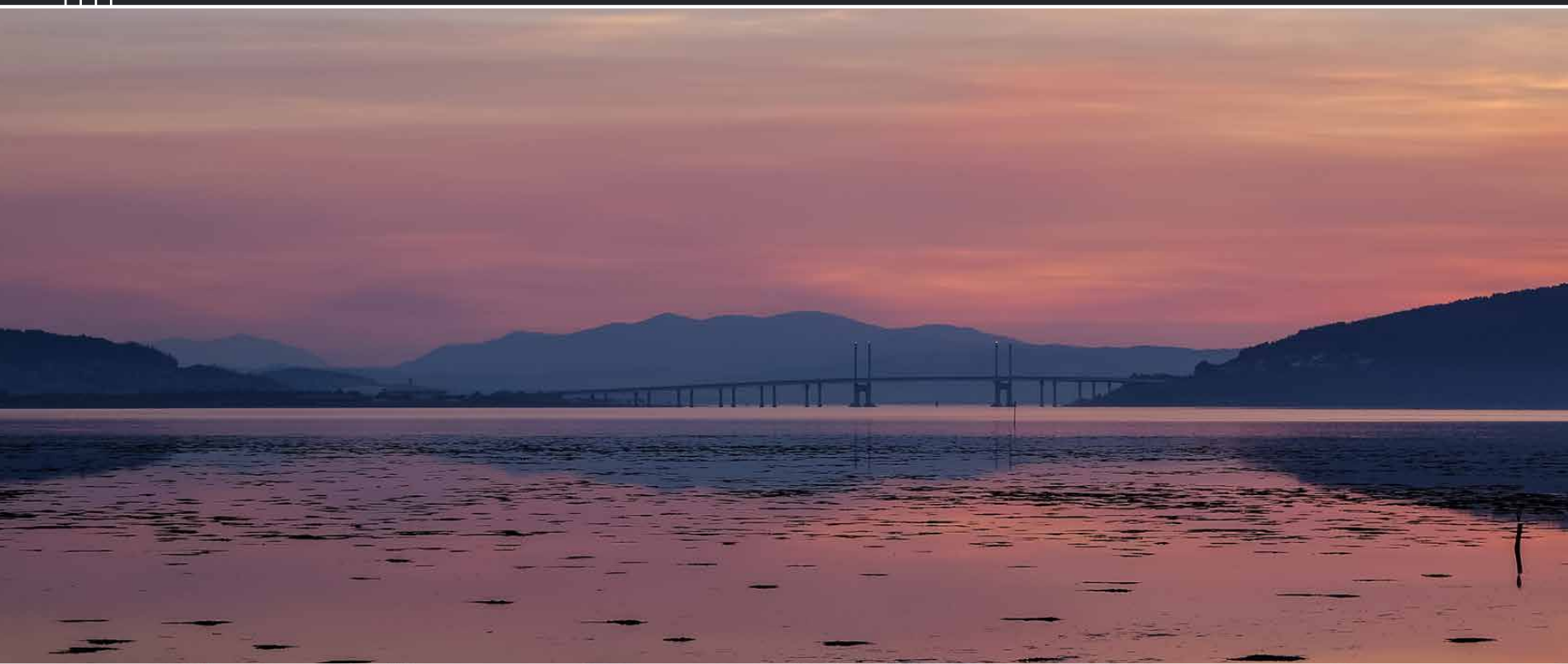
Solicitors & Estate Agents

01463 211 116

31D Old Mill Lane

INVERNESS, IV2 3XP

INVERNESS



This attractive property is located in a very quiet location in the desirable residential area of Kingmills, just over a mile from the centre of Inverness, the Capital of the Highlands.

It is within a short walking distance of Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym and Beechwood Business Park. The property is also close to Drakies Primary School and within the catchment area for the highly regarded Millburn Academy. It is also 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 is renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park.



31D OLD MILL LANE



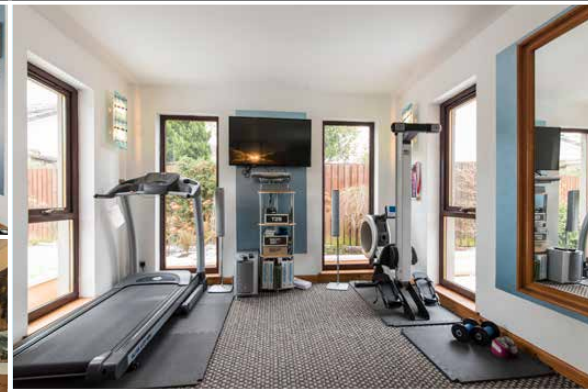
McEwan Fraser Legal are delighted to offer the opportunity to purchase this substantial and well-presented four/five-bedroom detached villa, located in the desirable Kingmills area of Inverness, just over a mile from the centre of Inverness.

The accommodation is constructed over two levels and has been imaginatively extended and modernised in recent years to offer a flexible and contemporary layout ideal for today's living.

The lower floor consists of entrance vestibule, main hallway, spacious double-aspect lounge with stylish inset fireplace, dining room which can comfortably sit at least six people for dinner, stunning kitchen/family room fully-fitted with NEFF integrated appliances (including washing machine, dishwasher, coffee-maker, wine cooler, electric oven & hob, microwave & fridge/freezer), sun-room, bedroom with large studio (currently used as a gym), a further lower bedroom and family shower room.







The upper floor houses an additional two spacious bedrooms including the master with en-suite shower room and Juliet balcony, family bathroom (with shower over bath), study/bedroom and mezzanine lounge.

The property benefits from gas-fired central heating (with recently installed boiler) and modern double glazing throughout.

The front garden is fully enclosed and laid mainly to lawn with mature trees & shrubs. A tarred driveway provides off-road parking and leads to the double garage/workshop.

The rear garden is also laid mainly to lawn offset with a large decked patio area and separate drying area.

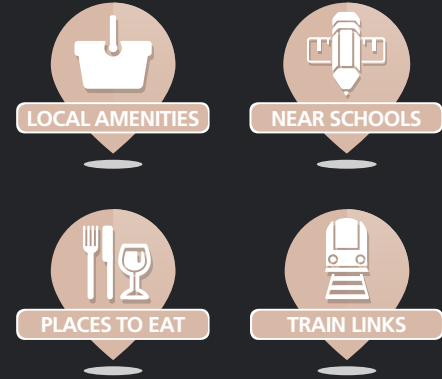
This superb property meets all modern lifestyle aspirations making it a gorgeous family home.





Approximate Dimensions (Taken from the widest point)

Kitchen	8.20m (26'11") x 2.90m (9'6")	Bedroom 3	3.10m (10'2") x 2.90m (9'6")
Lounge	4.40m (14'5") x 3.04m (10')	Bedroom 4	3.00m (9'10") x 2.10m (6'11")
Dining Room	3.40m (11'2") x 3.40m (11'2")	Study	3.10m (10'2") x 1.90m (6'3")
Gym	5.50m (18'1") x 3.30m (10'10")	Bathroom	2.40m (7'10") x 1.80m (5'11")
Lower Sun Room	3.40m (11'2") x 2.10m (6'11")	Bathroom	1.80m (5'11") x 1.50m (4'11")
Upper Sun Room	3.50m (11'6") x 3.50m (11'6")		
Master Bedroom	5.80m (19') x 3.50m (11'6")		
En-suite	1.80m (5'11") x 1.80m (5'11")		
Bedroom 2	4.90m (16'1") x 3.80m (12'6")		
		Gross internal floor area (m ²):	197m ²
		EPC Rating:	C






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**Part
 Exchange
 Available**

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