




McEwan Fraser Legal
Solicitors & Estate Agents
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23 Celt Street
INVERNESS, HIGHLAND, IV3 5JD



INVERNESS

HIGHLAND, IV3 5JD

This property is located in a quiet street very close to the centre of Inverness, the Capital of the Highlands. It is within easy walking distance of the railway and bus stations. The sanctuary of the beautiful River Ness is also almost on your doorstep.

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 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. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn and Castle Stuart amongst many others less than a few minutes drive away.





23 CELT STREET

INVERNESS, HIGHLAND, IV3 5JD

McEwan Fraser Legal is delighted to offer an exciting opportunity to purchase this spacious two-bedroom terraced house very close to the city centre.

This property has the accommodation over two levels with the ground floor consisting of lounge/diner, kitchen (including integrated oven and hob, washing machine, fridge and freezer) and modern fully tiled shower room. The upper floor contains two bedrooms and WC.

The property also benefits from gas central heating, double-glazing and comes with an enclosed rear garden. A timber shed, providing additional storage is included in the sale.

The property does require some updating and improvement to bring it up to contemporary living standards but would make an excellent first-time-buy or holiday letting investment.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

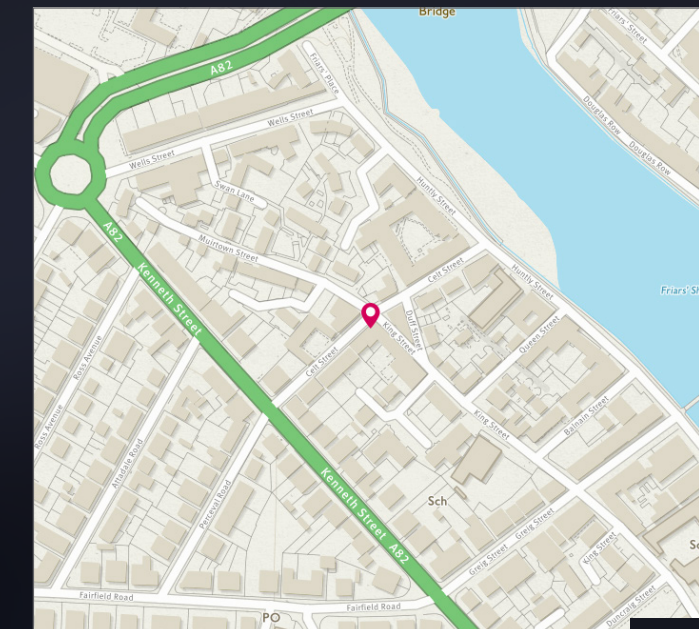


Approximate Dimensions (Taken from the widest point)

Lounge	6.20m (20'4") x 2.90m (9'6")
Kitchen	3.20m (10'6") x 2.90m (9'6")
Shower Room	1.70m (5'7") x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 2.10m (6'11")
WC	1.72m (5'8") x 1.22m (4')

Gross internal floor area (m²): 63m² | EPC Rating: E

Extras (Included in the sale): Integrated oven and hob, washing machine, fridge and freezer, timber shed.





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Part
Exchange
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Text and description
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 Surveyor



Professional photography
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 Photographer



Layout graphics and design
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 Designer