




McEwan Fraser Legal
Solicitors & Estate Agents
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8 Drynie Avenue

INVERNESS, IV2 4UW

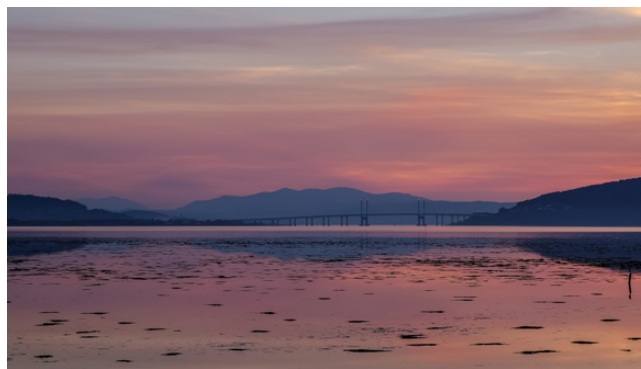
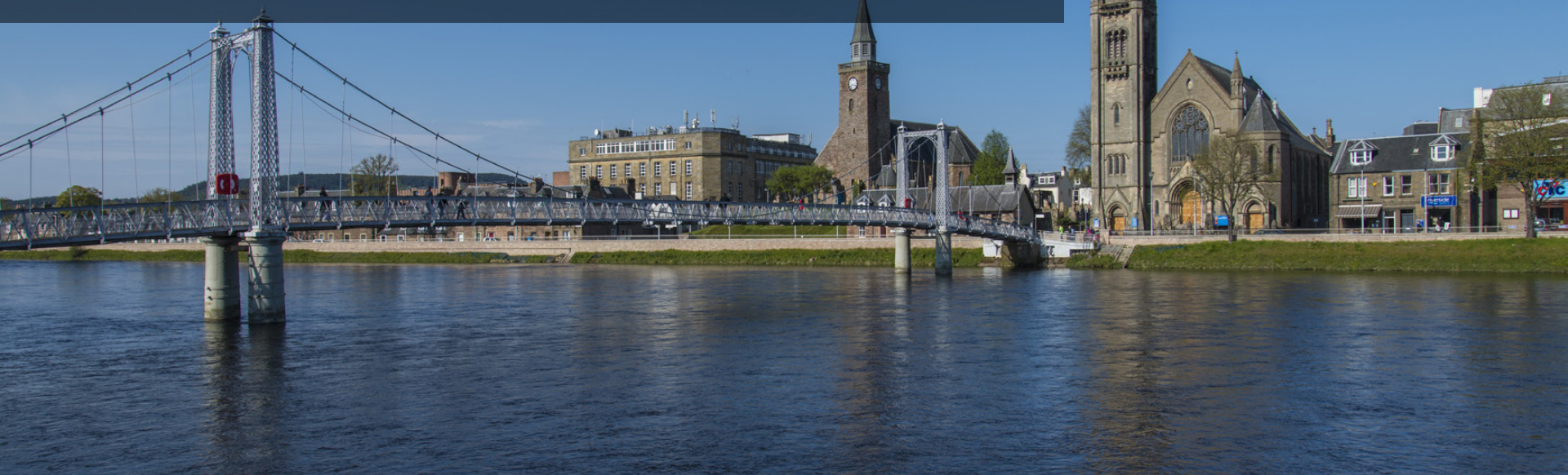
Inverness

This property is located in a quiet street in a popular residential area of Hilton, just 2.1 miles from the centre of Inverness, the capital of the Highlands. It is within easy commuting distance to Inshes Retail Park, Bannatynes Health Club and Spa, Hilton Primary School and Dunedin Medical Practice are very 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 its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park.



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McEwan Fraser Legal is delighted to present this spacious three-bedroom semidetached house in Hilton, Inverness. The property has been refurbished to an extremely high standard including re-plastering, plumbing, carpets, combi-boiler; rewiring and insulation.

Entering the property to a large hallway the ground floor comprises: A family bathroom with WC sink and shower over bath. A bright generous lounge and fully equipped modern kitchen/diner with electric cooker, fridge, dishwasher, washing machine with

ample storage complete the ground floor. Upstairs comprises of three bedrooms, one with full width fitted wardrobe. The small bedroom is unfinished and requires plastering, woodwork, decoration, and carpeting.

Additionally, the property offers gas central heating and uPVC double glazing. Off-road parking, a large garden both front and rear laid to turf. This is a fine opportunity for a young family or first-time buyers in a quiet but well-connected location.



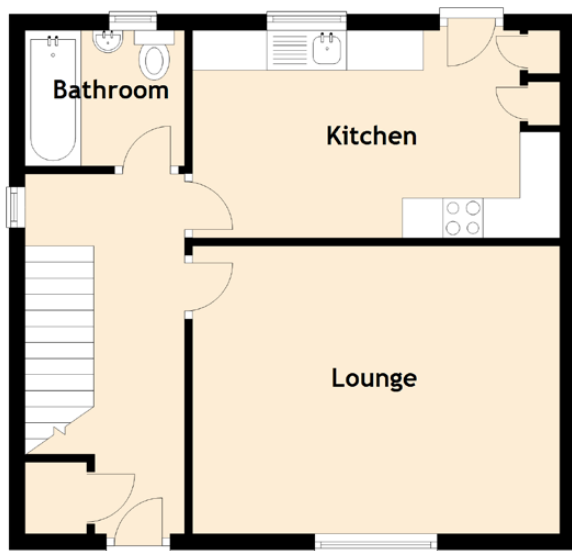






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

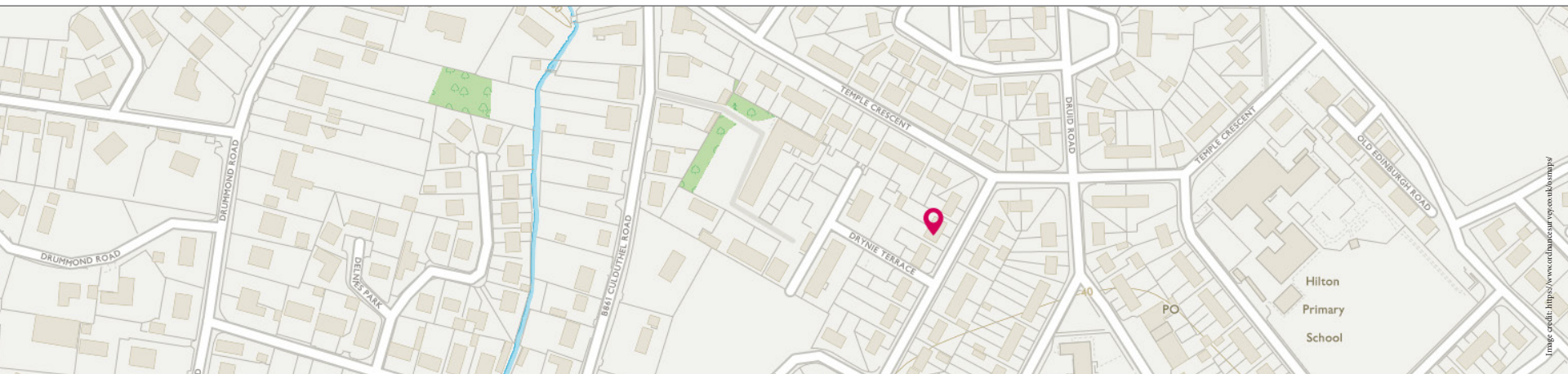


Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|--------------------------------|
| Lounge | 4.60m (15'1") x 3.60m (11'10") |
| Kitchen | 4.60m (15'1") x 2.60m (8'6") |
| Bedroom 1 | 4.60m (15'1") x 3.10m (10'2") |
| Bedroom 2 | 3.90m (12'10") x 3.10m (10'2") |
| Bedroom 3 | 3.10m (10'2") x 3.10m (10'2") |
| Bathroom | 2.00m (6'7") x 1.70m (5'7") |

Gross internal floor area (m²): 87m²

EPC Rating: C





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Part
Exchange
Available

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