McEwan Fraser Legal
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123 Bruce Gardens

INVERNESS, IV3 5BD



TWO BEDROOM SEMI DETACHED HOME WITH DRIVEWAY PARKING FOR TWO CARS AND A GENEROUS REAR GARDEN



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With two bedrooms, private parking for two cars and a good-sized rear garden, this semi-detached home has several features that will appeal to buyers looking for a property that offers both comfortable living space and practical benefits. Arranged over two floors, the accommodation provides a good balance between the main living areas and upstairs bedrooms.

The living room and dining area provide an open space for everyday living, with plenty of room to relax or entertain. The separate kitchen is positioned away from the main living area, keeping the two spaces distinct.

The Property






Hotpoint


Notes



Upstairs, there are two good-sized bedrooms, with the main bedroom benefiting from built-in wardrobes. The bathroom is also located on this floor.





Bedroom 2











Gross internal floor area (m^2): $73m^2$

EPC Rating: D

Floor Plan

Outside, the property benefits from a private driveway with parking for two cars. To the rear, the good-sized garden enjoys a degree of privacy, creating a pleasant space to spend time outdoors. An area of decking provides room for outdoor seating, while a wooden shed offers useful additional storage. Side access is another practical feature, providing convenient access between the front and rear of the property.

Combining a practical layout with private parking and an attractive amount of outdoor space, this is a property that deserves to be viewed.









Bruce Gardens is situated in Dalneigh, an established residential area on the west side of Inverness. Inverness, widely recognised as the capital of the Highlands, offers an appealing balance of city convenience, local character and access to some of Scotland's finest scenery. The location is well placed for everyday amenities, leisure facilities and transport connections, making it a practical base for both local living and travelling further afield. Inverness city centre is readily accessible, with its range of shops, supermarkets, cafés, restaurants and other services. There is also a good selection of cafés, restaurants, bars and places to meet friends, while Eden Court Theatre, Inverness Museum and Art Gallery and the city's sporting facilities provide plenty to enjoy throughout the year.

One of Inverness's particular attractions is its setting. The River Ness runs through the heart of the city, with attractive riverside walks leading towards the Ness Islands. There are also numerous opportunities for walking, cycling and outdoor pursuits nearby, with Loch Ness, the Moray Firth and the wider Highland countryside all within reach. For those who enjoy exploring, the surrounding area offers an excellent choice of landscapes, coastline and places of historical interest.

The Location



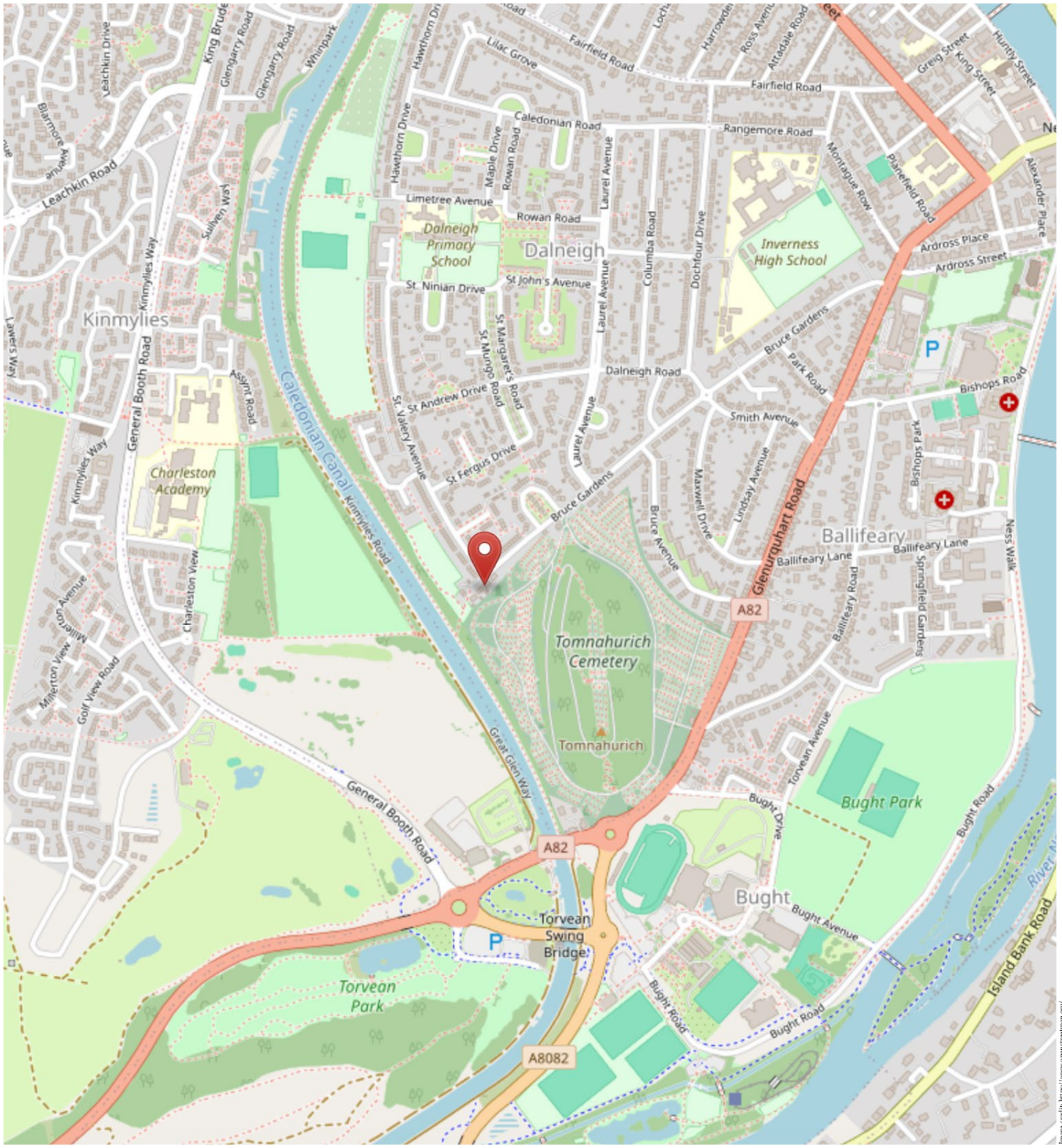




For commuters and those travelling further afield, Inverness is well connected by road. The A9 provides access south towards Perth, Edinburgh and Glasgow, as well as north towards the Black Isle and Caithness. The A96 connects Inverness with Nairn, Elgin and Aberdeen. Inverness Airport, located to the east of the city, offers further travel options, while the railway and bus stations provide connections to destinations throughout Scotland and beyond.

Combining an established residential setting with access to a thriving Highland city, Bruce Gardens is well placed for buyers looking to enjoy the facilities and opportunities of Inverness while having the wider Highlands on their doorstep.

The Location



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