

26 Wyvis Place

INVERNESS, IV3 8DR



*THIS THREE BEDROOMED MID TERRACE IS IN
WALK-IN CONDITION*



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McEwan Fraser Legal is delighted to present this 3-bedroom mid-terraced house in Merkinch, Inverness. This property is in walk-in condition.

On the ground floor, you enter the property to a small hallway; the ground floor comprises a bright, generous lounge; the rear of the lounge has been partitioned to provide a separate work from home space. You enter a well-equipped medium kitchen from the lounge with a standalone ceramic hob, fridge/freezer, with ample cupboard space. From the kitchen, a door leads to the rear garden.

Upstairs comprises of two double bedrooms plus a smaller box room. The larger double is to the front of the property. The second double bedroom is to the rear of the property and has a double wardrobe built-in. A family bathroom with fully tiled splashback, WC sink and shower over bath completes upstairs.

the lounge







the office





bedroom 1





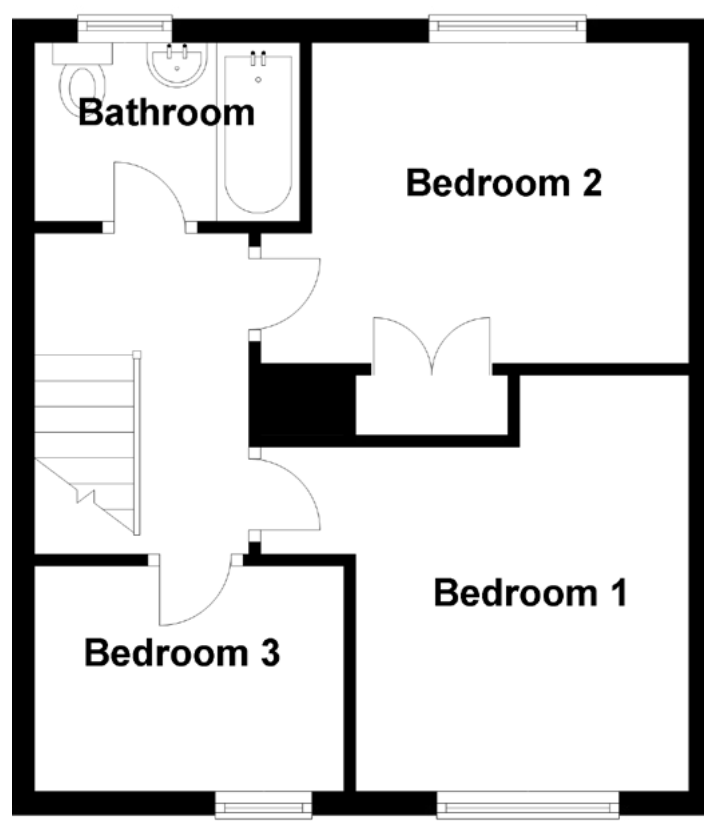
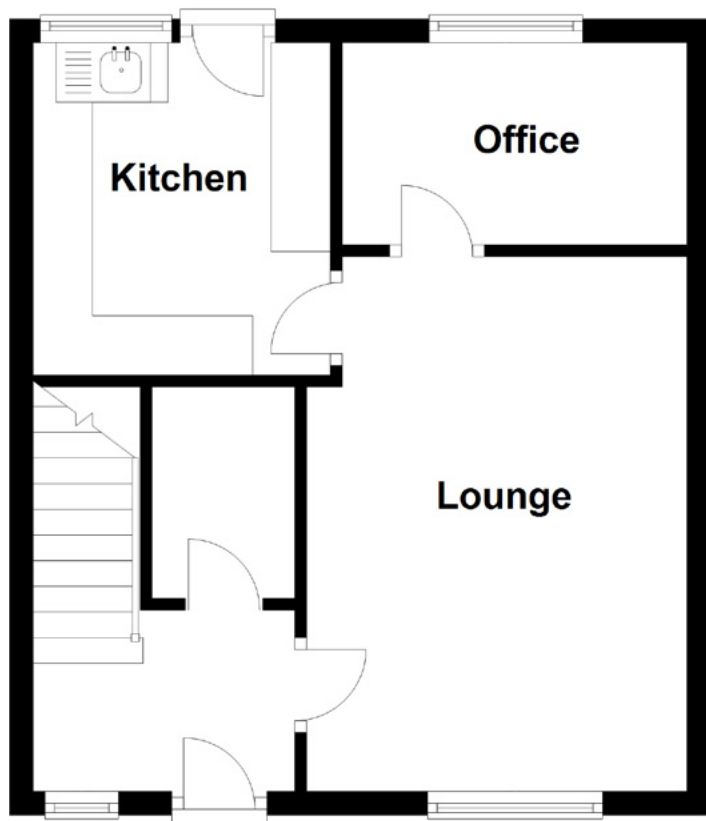
bedroom 2





bedroom 3





Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.20m (10'6")
Kitchen	2.60m (8'6") x 2.50m (8'2")
Office	2.90m (9'6") x 1.70m (5'7")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	3.60m (11'10") x 2.70m (8'10")

Bedroom 3	2.60m (8'6") x 1.90m (6'3")
Bathroom	2.20m (7'3") x 1.50m (4'11")

Gross internal floor area (m²): 71m²

EPC Rating: D

Floor Plan



Additionally, the property offers all-electric heating, wooden framed double glazing. The property is carpeted throughout, apart from the bathroom & kitchen (vinyl) and the office (laminated). The partially floored loft is well insulated with a Ramsay ladder for easy access. The front garden is a lawn. The medium rear garden has low-maintenance slabs, a dog run, a garden shed, and concrete storage shed.

The size and simplicity of the layout are why this is an excellent opportunity for a young family or first-time buyers in a quiet but well-connected location.

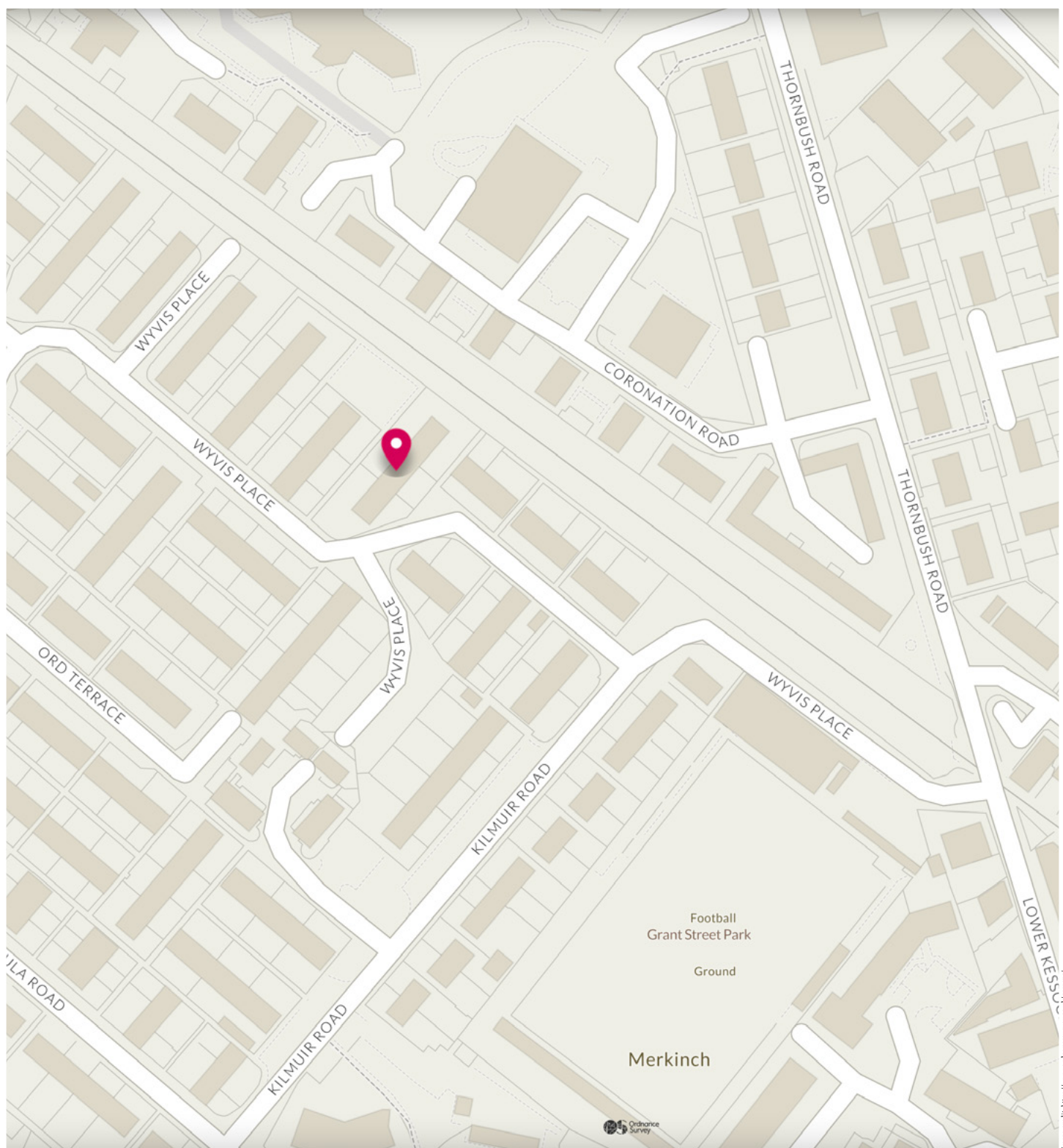


This property is located in a quiet street in a popular residential area of Merkinch, just 1.5 miles from the centre of Inverness, the capital of the Highlands. It is within easy commuting distance to Bught Park, Inverness City Centre, Inverness Leisure Centre and Longmans Industrial Estate. Merkinch Primary School and Community Centre 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 their outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park.

The Location



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Part
Exchange
Available



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