

29 King Duncans Gardens

INVERNESS, HIGHLAND, IV2 3UH



*located in a quiet street in a popular
residential area of Raigmore*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this 2-bedroom flat in the Raigmore Estate Inverness. The flat sits in a quiet tree-lined area on the west of the estate with Raigmore Primary School/Convenience store close-by and Milburn Academy, Raigmore Hospital (5 minutes by car)

THE LOUNGE



Entering the property from the ground level you climb the stairs to a spacious lounge/diner.



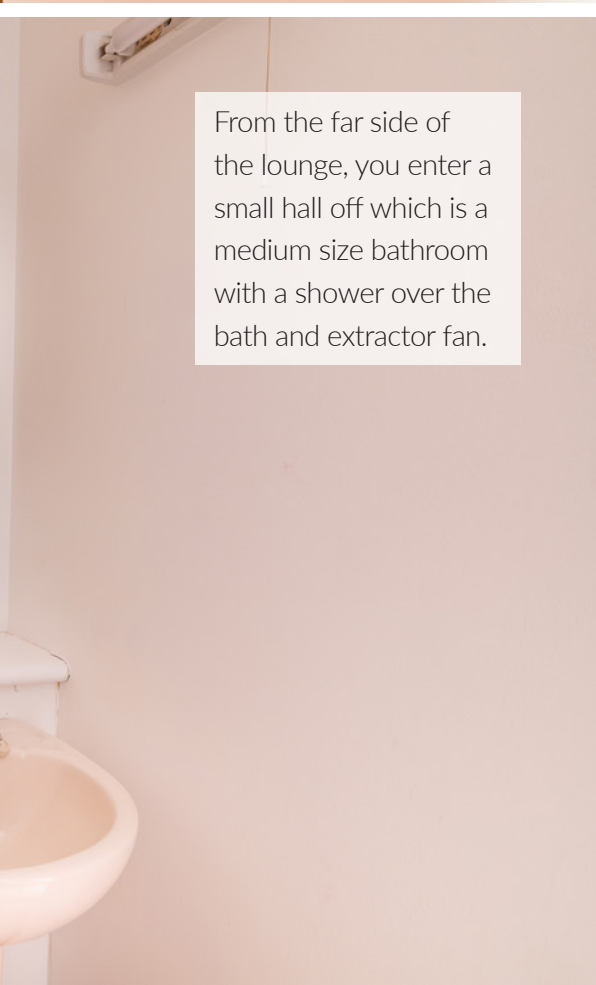
THE KITCHEN



Off to the front is a small well-proportioned kitchen with a large over stairs cupboard. The kitchen has decent work surface space with adequate storage for a 2-bedroom flat, integrated electric hob and oven, a fridge and space for a washing machine.



THE BATHROOM



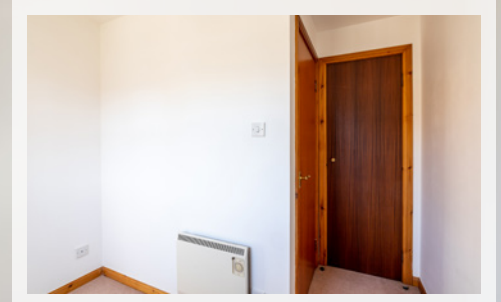
From the far side of the lounge, you enter a small hall off which is a medium size bathroom with a shower over the bath and extractor fan.



To the rear of the hall is a smaller single bedroom with a storage cupboard and TV point which could also be a work from home space. The main bedroom with a built-in double wardrobe completes the property.



THE BEDROOMS



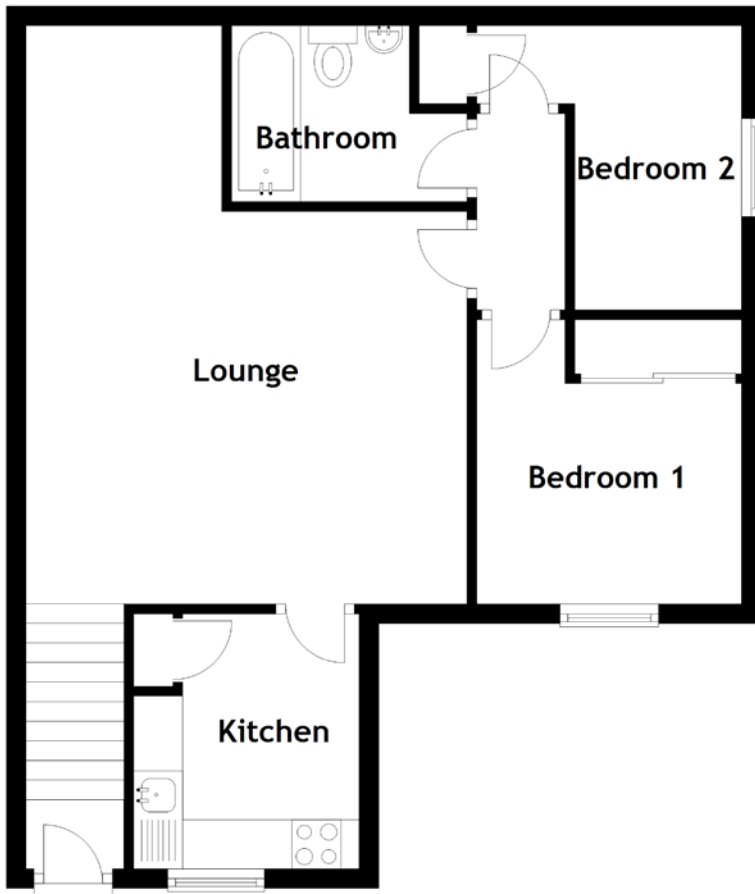
THE EXTERNALS

In addition to this, the property includes loft storage. There is an abundance of car parking to the rear of the flat and a large public grassed area where relaxing shaded spaces are available to sit and socialise.

This is an opportunity to acquire a quiet well located flat close to so many amenities.



FLOOR PLAN, DIMENSIONS & MAP

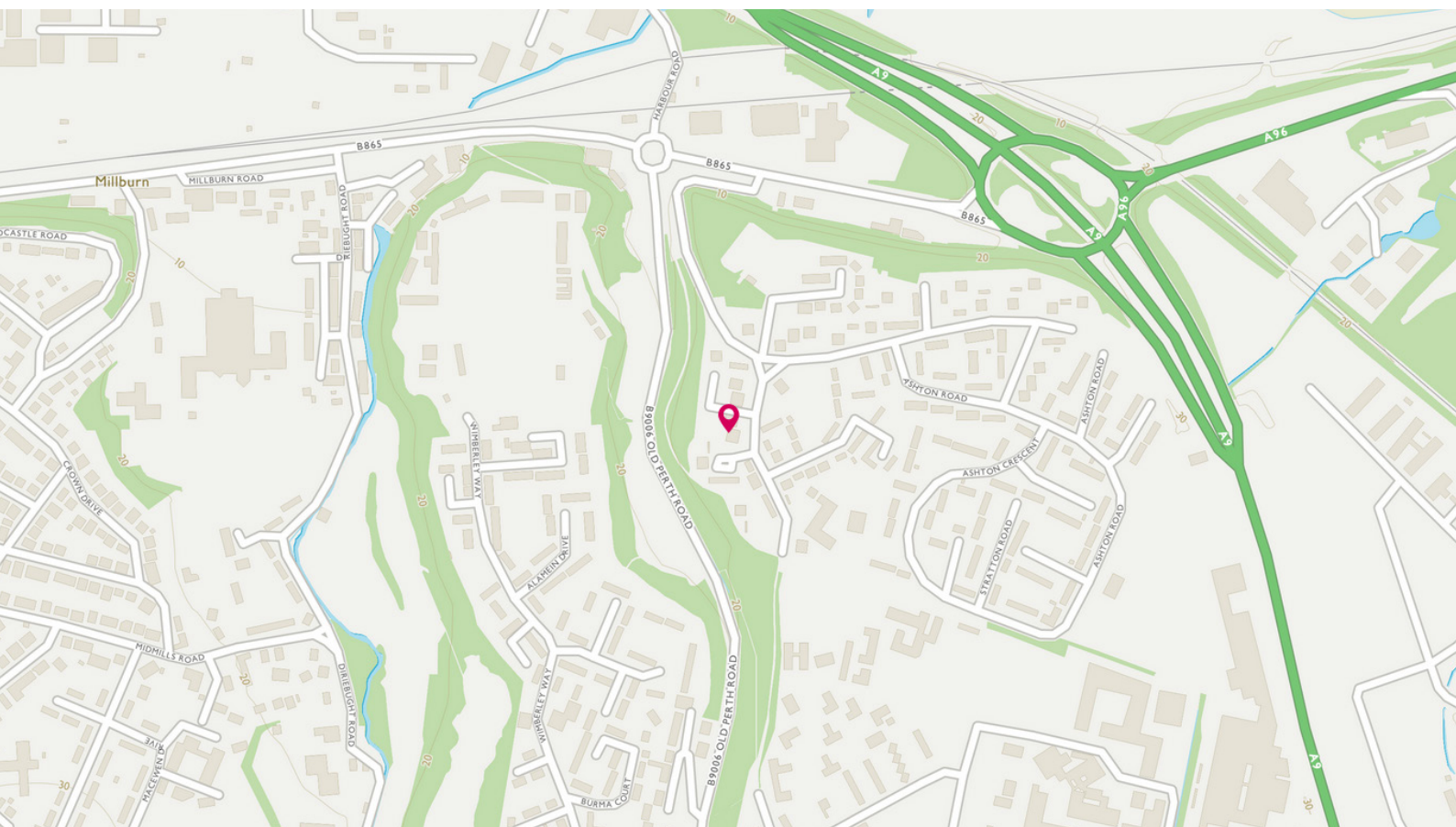


Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 4.50m (14'9")
Kitchen	2.60m (8'6") x 2.30m (7'7")
Bedroom 1	2.90m (9'6") x 2.70m (8'10")
Bedroom 2	2.70m (8'10") x 2.70m (8'10")
Bathroom	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m²): 50m²

EPC Rating: D



THE LOCATION

This property is located in a quiet street in a popular residential area of Raigmore, just 1.2 miles from the centre of Inverness, the capital of the Highlands. It is within easy commuting distance to Raigmore Hospital (0.6m), Raigmore Primary School, Police Headquarters, Inshes Retail Park, 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 is 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
SCOTT MARSHALL
Surveyor



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ALLY CLARK
Designer

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