



**McEwan Fraser Legal**

Solicitors & Estate Agents

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65 Lawers Way

INVERNESS, HIGHLAND, IV3 8NX

INVERNESS

HIGHLAND



65 Lawers Way is located in a quiet street in the established residential area of Kinmylies, just over two miles from the centre of Inverness. It is within a short walking distance of New Craigs Hospital, Scottish National Heritage and Telford Retail Park. The property is close to Kinmylies Primary School and Charleston Academy. It is also well-served by excellent local bus services to most parts of the city.

Inverness 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 & 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.





McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this spacious and well-presented two-bedroom semi-detached house located in the popular residential area of Kinmylies.

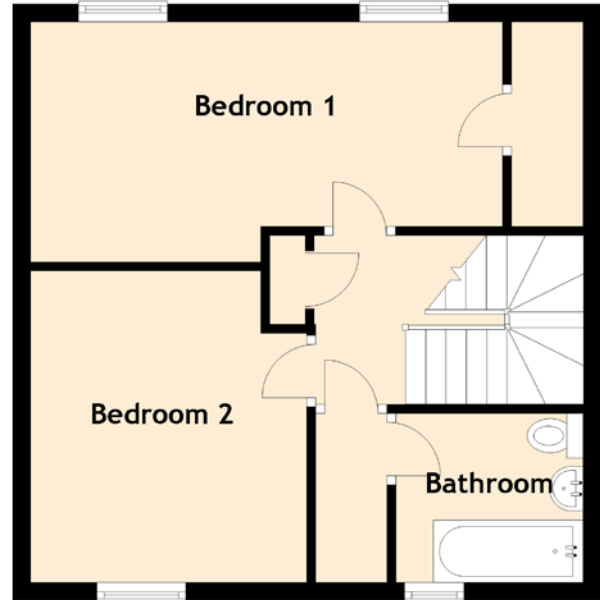
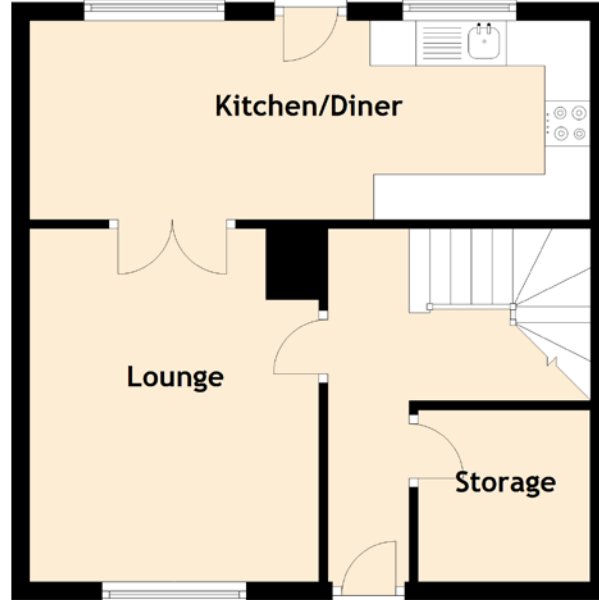
The property is constructed over two floors with the lower floor comprising of a spacious lounge, dining room, kitchen/family room (with integrated gas hob & electric oven) and large walk-in cupboard. The upper floor consists of two bedrooms (master with walk-in dressing area) and family bathroom with shower over bath.

The front garden is easily maintained with the rear garden being fully enclosed. This property benefits from gas central heating and double-glazing. This home would be an ideal first-time-buy or buy-to-let investment.



BEDROOMS

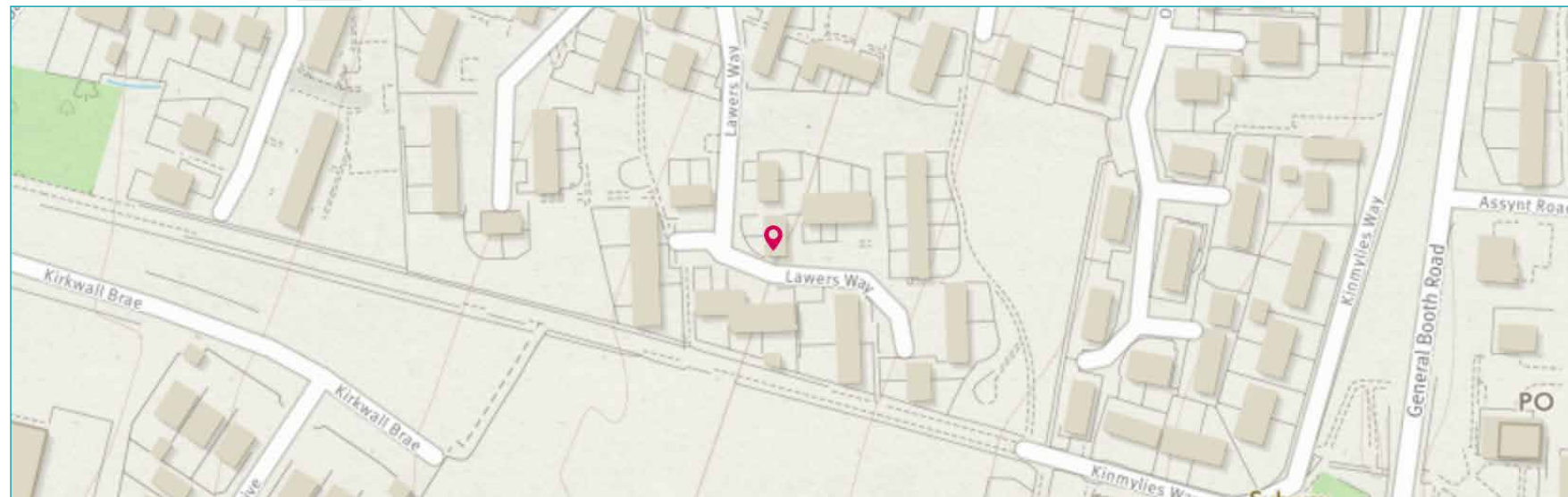
& BATHROOM



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	6.20m (20'4") x 2.20m (7'3")
Lounge	3.90m (12'10") x 3.20m (10'6")
Bedroom 1	5.30m (17'5") x 2.70m (8'10")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 80m²
EPC Rating: D





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Part
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Available

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