



A rare opportunity to purchase a spacious 4 Bedroom Bungalow in the Kinmylies District of Inverness



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present a rare opportunity to purchase a spacious 4 Bedroom Bungalow in the Kinmylies, district of Inverness. The property sits below the canopy of Craigphadrig Forest. The Bungalow is in excellent condition and would make a wonderful family home.

ENTRANCE & BATHROOM



Specifically, the accommodation comprises of an entrance hallway leading to the family bathroom with double-end Hydro Spa Bath and a centrally positioned dual head power shower/rain shower

KITCHEN/FAMILY ROOM



Next is a spacious kitchen/family room combo. The kitchen is complete with a gas hob/cooker hood and electric oven, fridge (standalone), dishwasher plus washing machine and is well served with storage space. The large open plan family lounge is bathed in natural light from a full-height double window.





BEDROOM 2 & 3



Returning to the entrance hall brings us to Bed 2 which is a 'main' double bedroom which benefits from full-width storage. Bed 3 is a small double bedroom alongside. Both rooms overlook the rear garden.

Following the hallway to the rear of the property we arrive at the Garden Room which is a link between the main house and the master bedroom, bedroom 4 and shower room. The garden room offers a relaxed family space that connects you to the enclosed rear garden.

GARDEN ROOM



MASTER BEDROOM



A further small hall leads to the large master bedroom with excellent full-width wardrobe space including a patio door offering access to own patio and steps to decked area.



Bedroom 4 is a single bedroom currently used as a large office space perfect for the current work from home strategy or small business administration.

BEDROOM 4 & THE SHOWER ROOM



An additional shower room (mains rain shower) finished and tiled to a high standard completes the property.

The master bedroom, bedroom 4 and the shower room have the potential to form a self-contained private apartment (bedroom 4 having mains (h&c + drain) connectivity to convert to a 'kitchen') with own access to the bedroom patio and the decked area. [External access to front could also be achieved by converting the window in Bedroom 4].

SEPARATE APARTMENT POTENTIAL



The loft is floored throughout and provides excellent storage. It also has lighting and a small workshop area with bench and electrical sockets.

This spacious family bungalow feels capable and relaxed and sits in a quiet cul-de-sac.

Key features:

- Gas-fired central heating (combi-boiler) and uPVC double-glazing.
- Solid wood flooring in hallway through the garden room into the master bedroom
- Vinyl Click flooring in the family room and laminate flooring in bedrooms 2,3 and 4
- Multiple double electric points in each room with usb charging points in main rooms and master bedroom.
- Electric dimmer switches in main rooms and bathroom offering soft lighting if desired

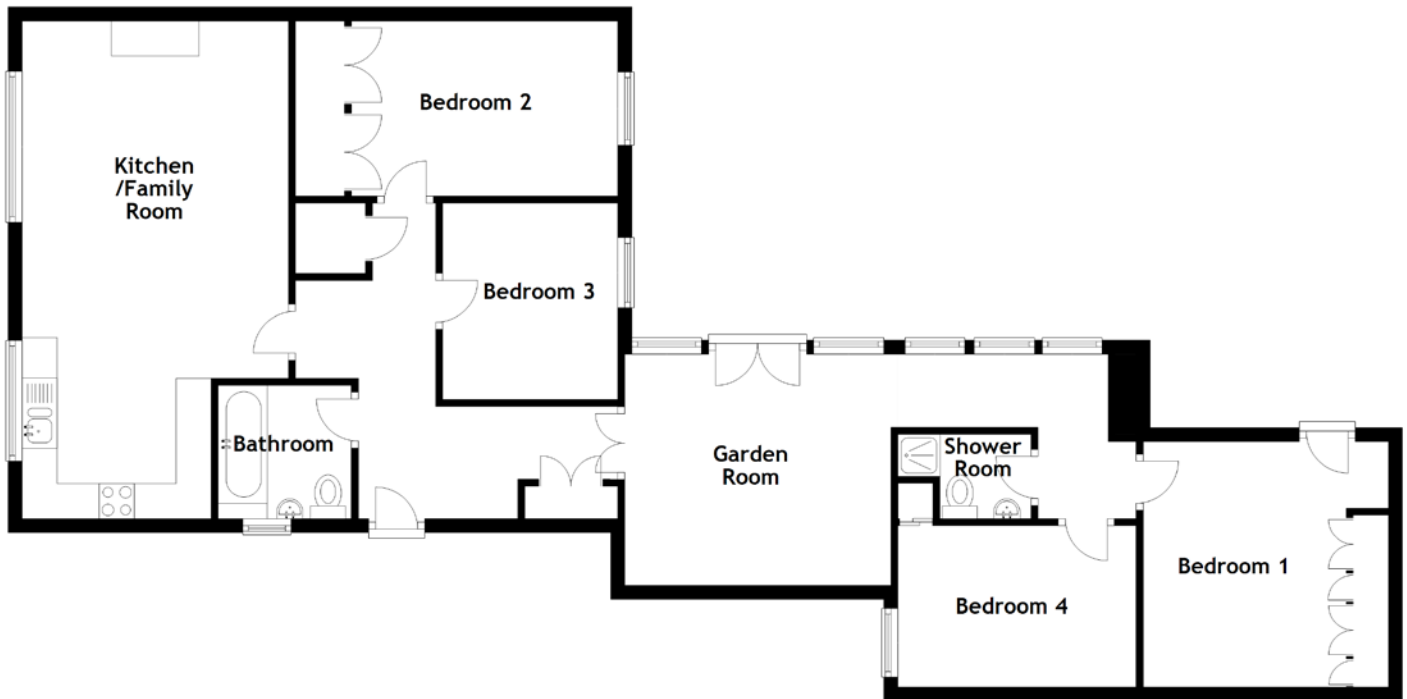
In addition, the property includes a front garden with a three-car driveway, and this is offset by an area of lawn and mature shrubs. The large rear garden is fully enclosed and is partially laid to lawn with an extended stone patio plus summer house (currently functioning as a grooming salon) and a covered decking area which is Jacuzzi/hot tub ready (mains water/drain & electrics). There is also a smaller patio accessed directly from the main bedroom. This is a superb minimal maintenance garden space offering genuine privacy.

This is a rare opportunity to acquire a family bungalow on the beautiful western fringe of Inverness in a fantastic location that is a perfect balance between the countryside and city centre access. This bungalow would make an excellent family home or investment opportunity.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

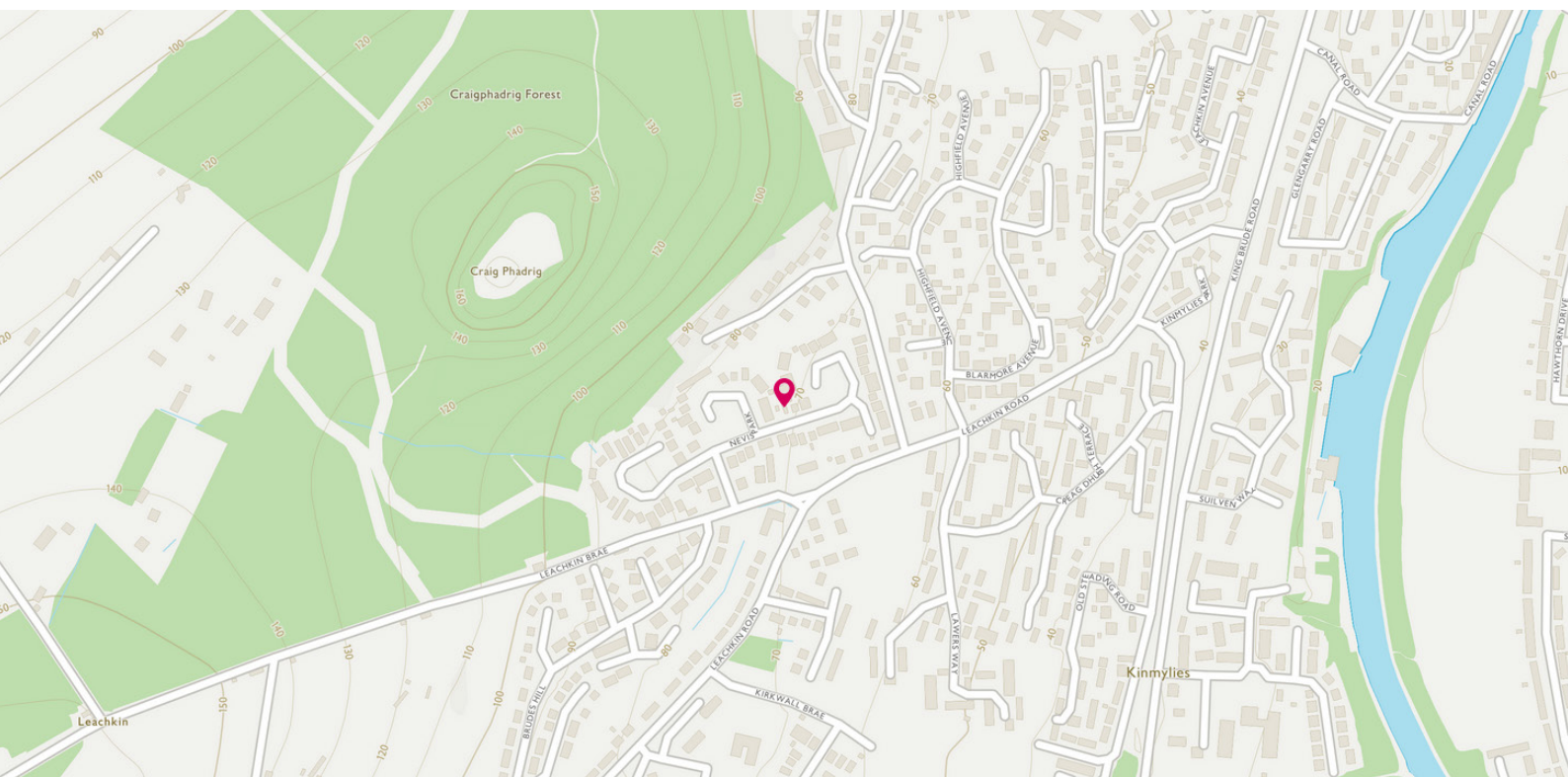


Approximate Dimensions
(Taken from the widest point)

Kitchen/Family Room	7.10m (23'4") x 3.80m (12'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 3.50m (11'6")
Bedroom 2	3.80m (12'6") x 2.50m (8'2")

Bedroom 3	2.80m (9'2") x 2.50m (8'2")
Bedroom 4	3.40m (11'2") x 2.30m (7'7")
Garden Room	3.80m (12'6") x 3.30m (10'10")
Shower Room	1.30m (4'3") x 1.30m (4'3")

Gross internal floor area (m²): 96m²
EPC Rating: D



THE LOCATION

The property is in the popular district of Kinmylies on the western fringes of Inverness allowing easy access to the Beaulieu Firth or Loch Ness or within 3 miles/8 minutes' drive to Inverness City Centre. Primary and secondary schools are close-by, and there are 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 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. Local to Nevis Park 'Craig Padraig,' the pictish fort situated on the hill above Nevis Park is accessible via a circular walk offering outstanding views of the Beauly Firth and the Affric mountains beyond from the summit. The access lane to Nevis Park is part of the Great Glen Way – uphill the old 'drovers' road leads south to Fort Augustus – and the pathway downhill to the Caledonian Canal (10mins walk) and the city (20mins walk). Golfers are also well catered for with some of the most internationally famous iconic courses such as Royal Dornoch, Nairn and Castle Stuart are each within an hour's drive away whilst the local Kings Course is within walking distance.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text, description & Photography
SCOTT MARSHALL
Surveyor & Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.