

40 Glenlia

FOYERS, INVERNESS, IV2 6XY



*1 BEDROOM GARDEN FLAT CLOSE TO
THE BANKS OF LOCH NESS*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this 1 bedroom garden flat in Foyers, the property is a fantastic location for anyone wanting a new life in the highlands, a base for all of the fabulous activities and locations to visit or a very lucrative holiday let with the thriving tourism trade due to landmarks such as Loch Ness that brings visitors year round from all over the world.

Inside, the property comprises of:

- Private front door and entrance hallway
- Spacious living area with door to private rear garden
- 1 double bedroom
- Bathroom with shower over bath

In addition to this, the property includes a private rear garden, lockable coal shed/outbuilding and parking to the front of the building.





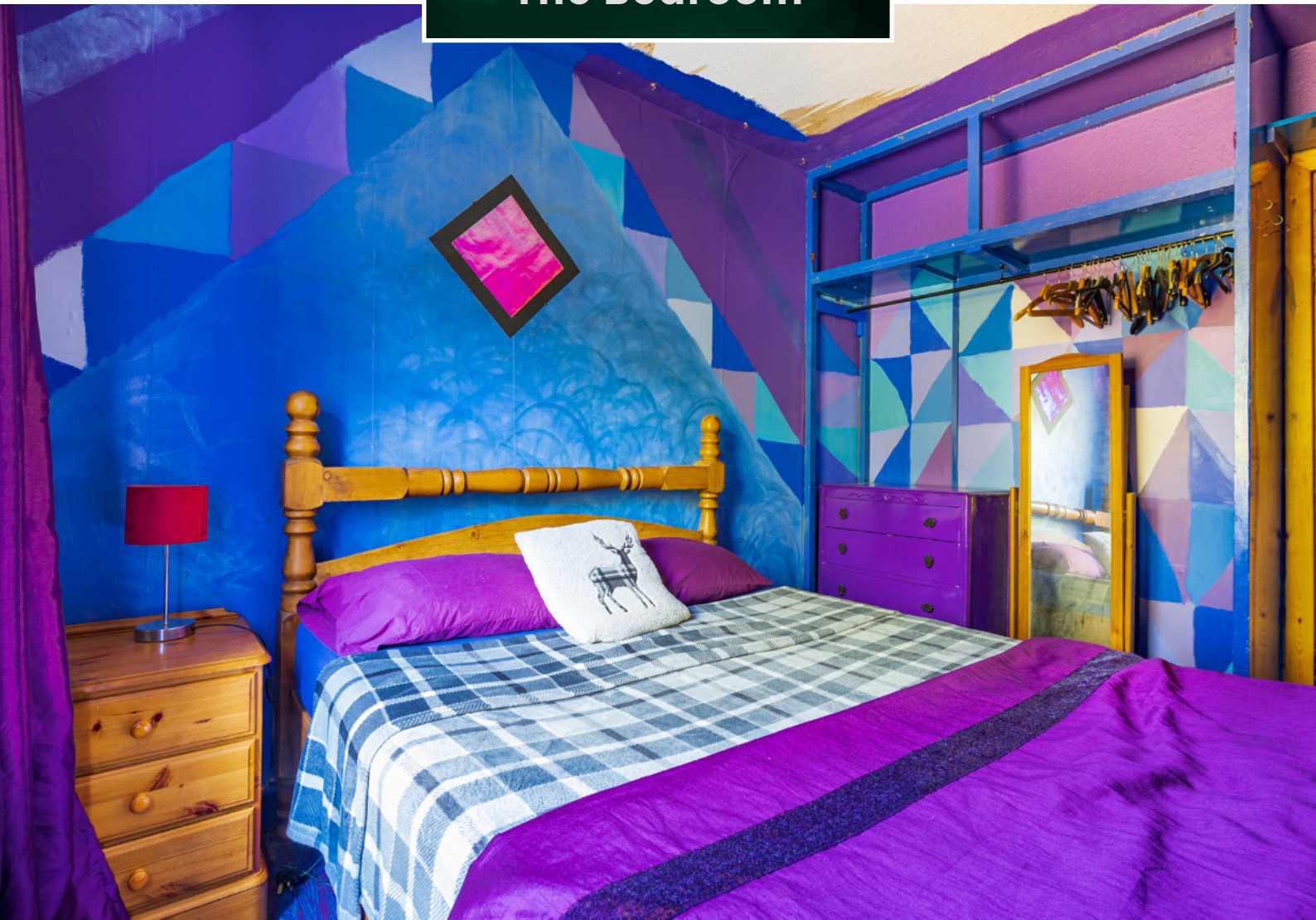
The Kitchen

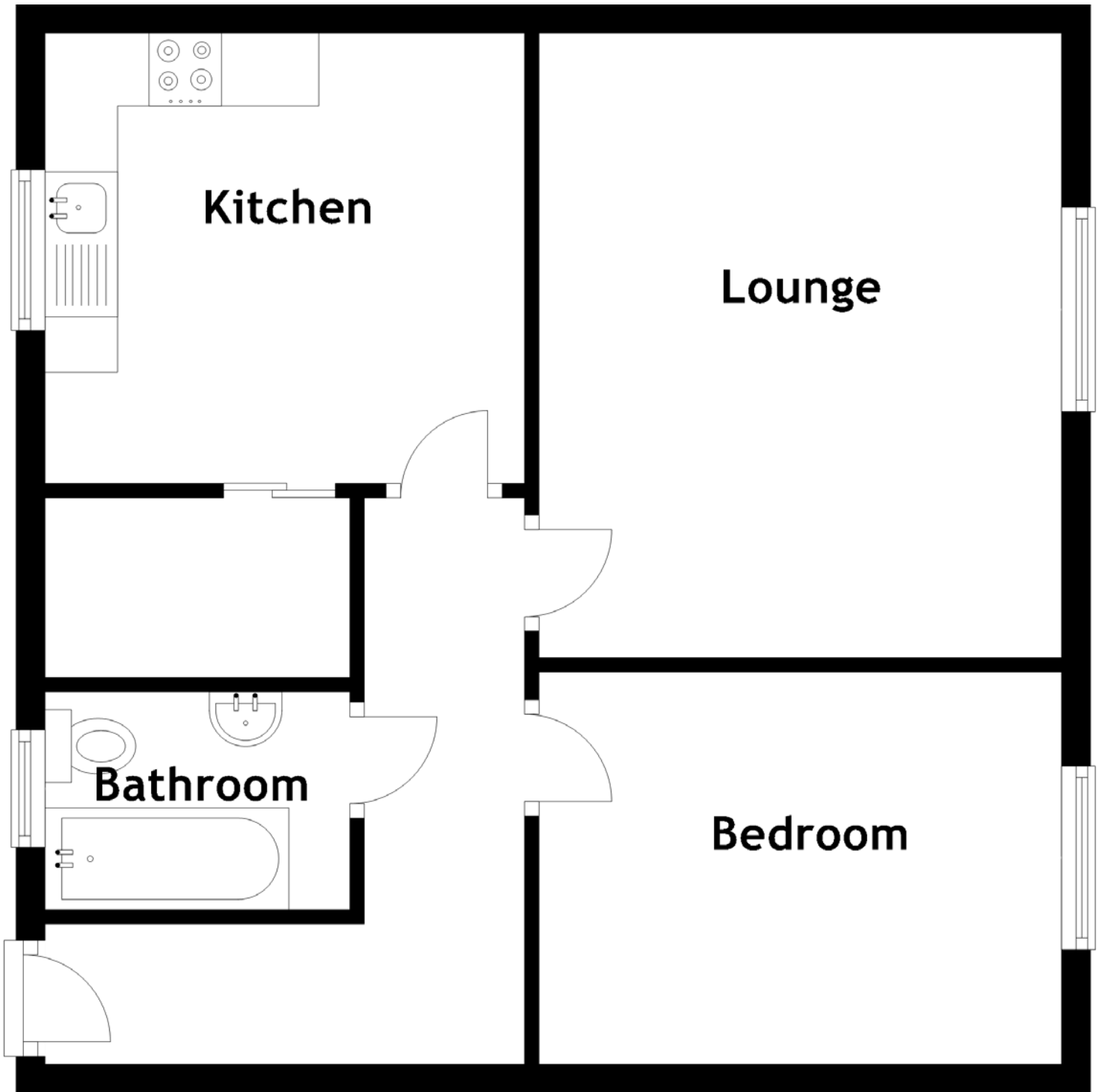






The Bedroom





Approximate Dimensions

(Taken from the widest point)

Lounge	4.30m (14'1") x 3.60m (11'10")	Gross internal floor area (m ²): 51m ² EPC Rating: E
Kitchen	3.30m (10'10") x 3.10m (10'2")	
Bedroom	3.60m (11'10") x 2.70m (8'10")	
Bathroom	2.10m (6'11") x 1.50m (4'11")	





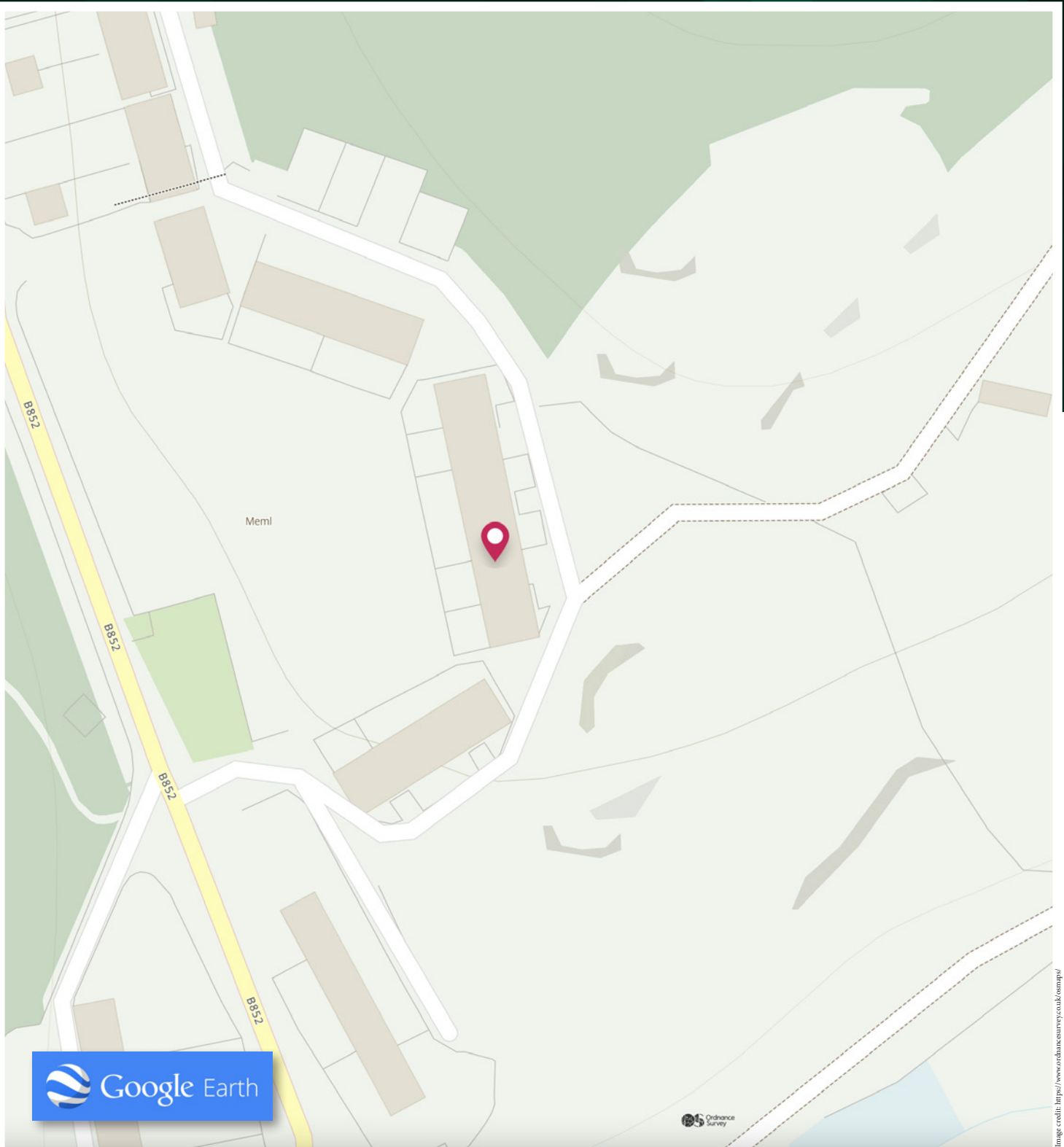
[A LOCAL BLOGGING SITE CAN BE VIEWED HERE](#)



This lovely garden flat is located in Foyers, there are several local facilities including a post office, restaurant, shop, hotel, farm shop and health centre. Foyers Primary School provides junior schooling with senior pupils attending the recently built Inverness Royal Academy using free Highland Council supplied transport. The area boasts stunning scenery and provides a multitude of recreational activities and outdoor pursuits from hillwalking and climbing to horse-riding and fishing.

Inverness, 20 miles away, provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest-growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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