



FAIRWAYS

72 TELFORD ROAD,
INVERNESS, IV3 8HN



**McEwan Fraser Legal**
Solicitors & Estate Agents

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McEwan Fraser Legal is delighted to present to the market Fairways, a fantastic accommodation business offering three self-catering apartments in a prime location in Inverness.

Already a well-established and profitable business. Fairways benefits from high occupancy rates from repeat business and word of mouth.

The subject being offered is a red brick, four-story, semi-detached property accessed through an electronic/keypad door entry system. There are three cosy self-catering apartments located within the property, two of which have one bedroom and the third offers two bedrooms, one with an en-suite, a living room and a dining room. Each apartment is well presented and benefits from a modern kitchen, WiFi and a flat-screen TV.

Accommodation comprises, a welcoming entrance hall which gives access to the two-bedroom apartment on the ground level. The other apartments are found on the first and second levels. On the top level there is an open plan apartment consisting of a lounge/bedsit, kitchen/diner, a WC and a separate shower. This could be used as owner accommodation or turned into a fourth self catering apartment. There is a large car park for guests to the rear of the property, this could also be used as garden space.

Overall, Fairways offers a unique opportunity to purchase a profitable hands-off investment located in the heart of Inverness.

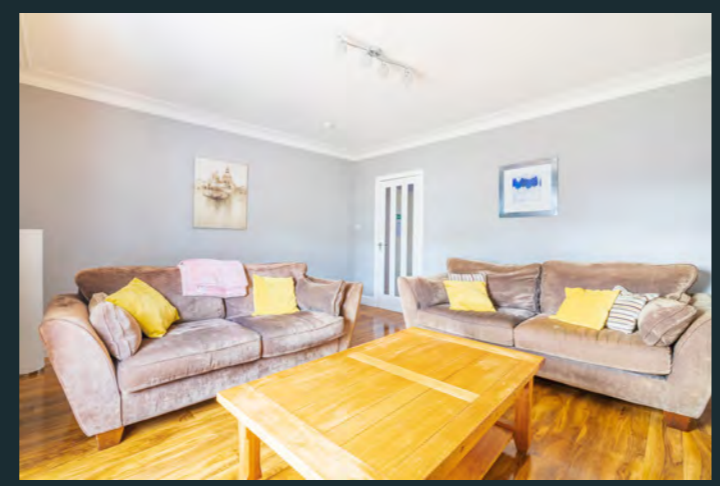
The property would be considered for a mortgage with Leeds Building Society.

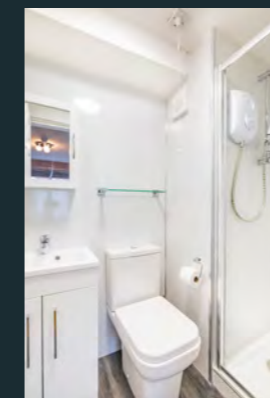
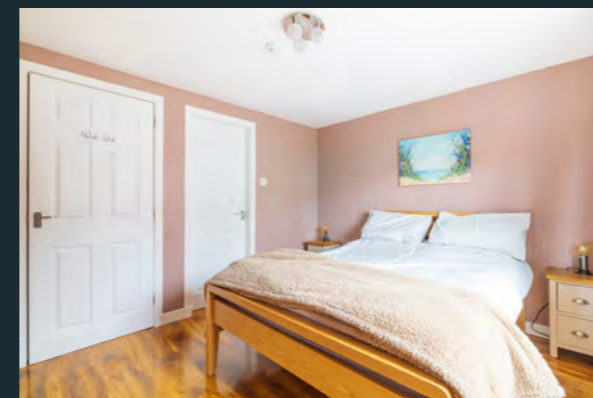
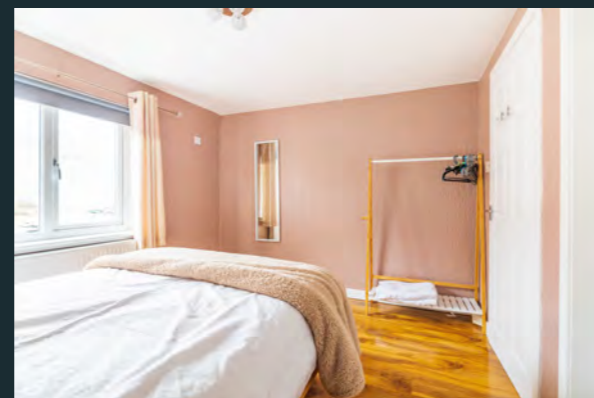
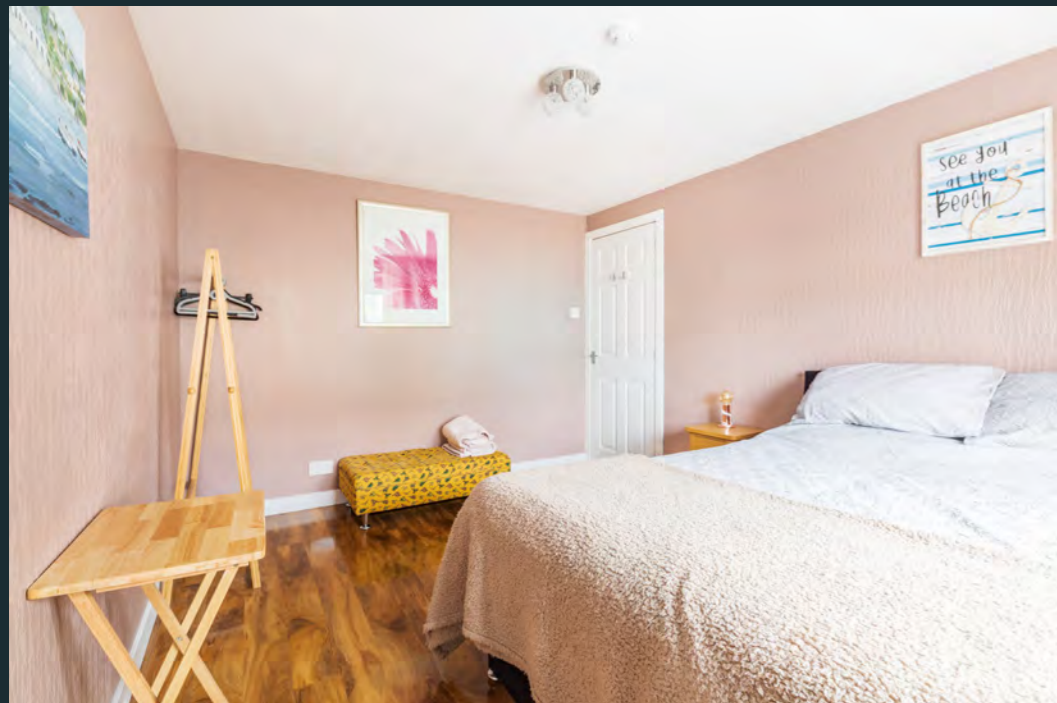
Services: Gas, electricity and mains water

Tenure: Freehold



f GROUND FLOOR

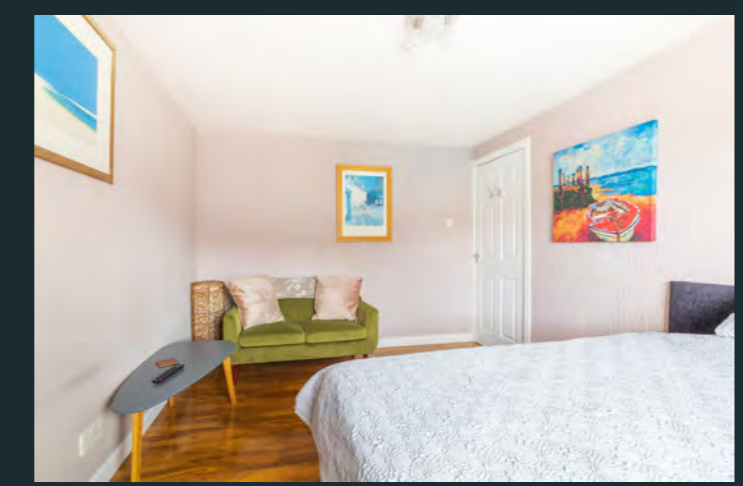
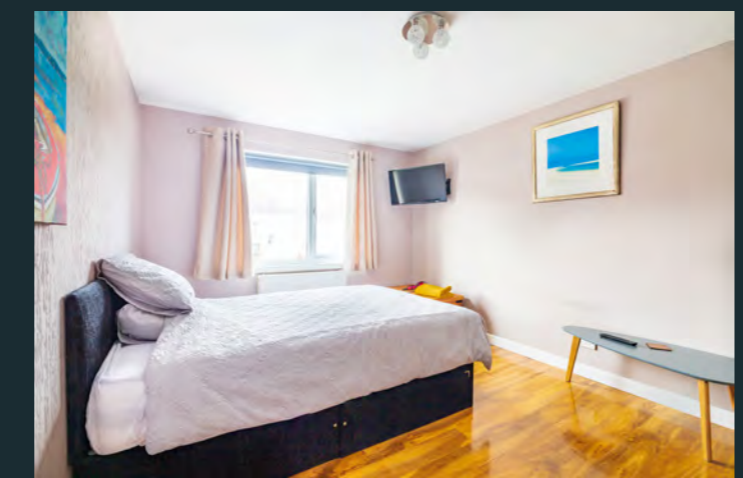
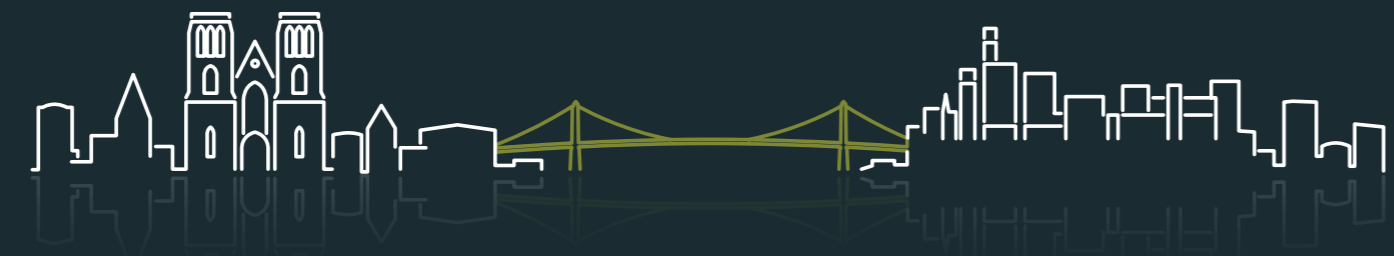




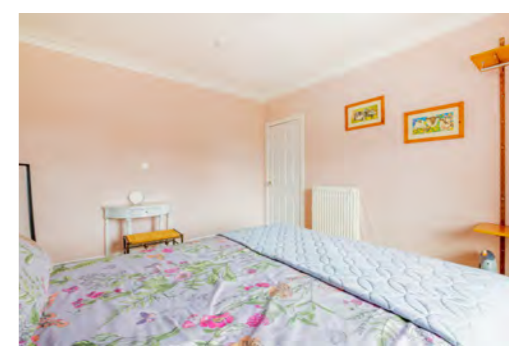
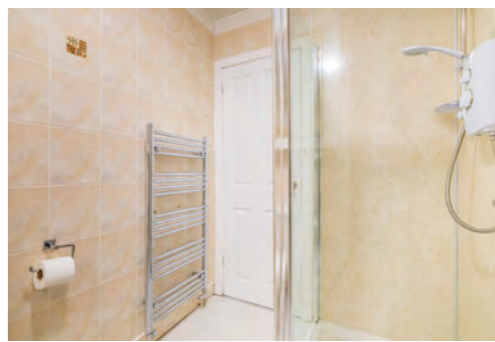
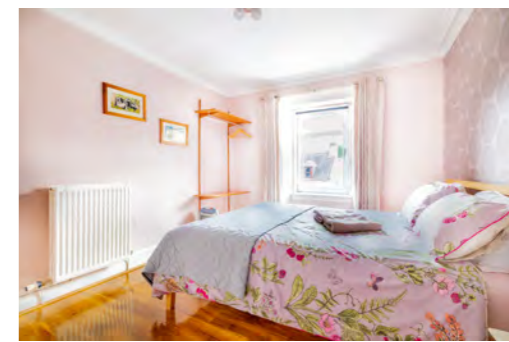
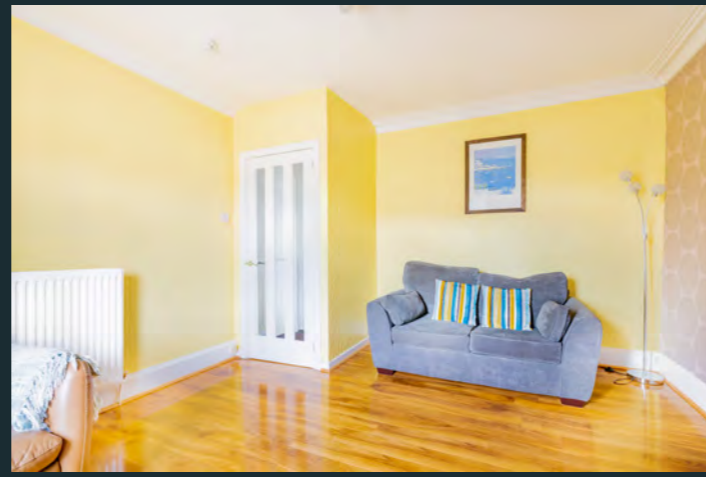
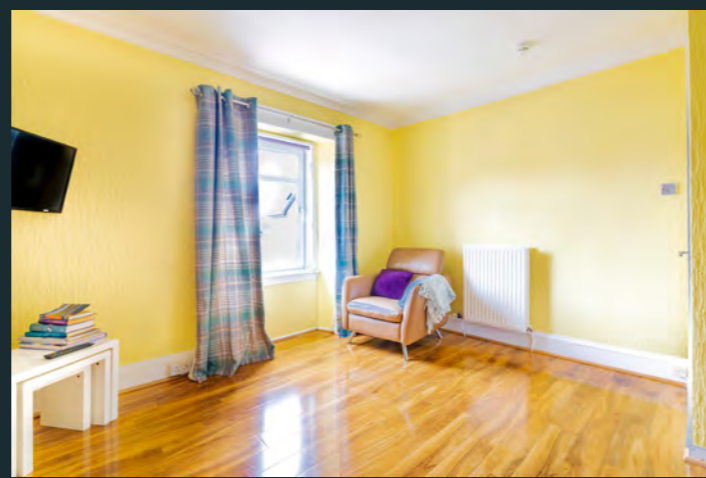
“
A WELCOMING
ENTRANCE HALL
WHICH GIVES
ACCESS TO THE
TWO-BEDROOM
APARTMENT ON
THE GROUND LEVEL
”



f FIRST FLOOR

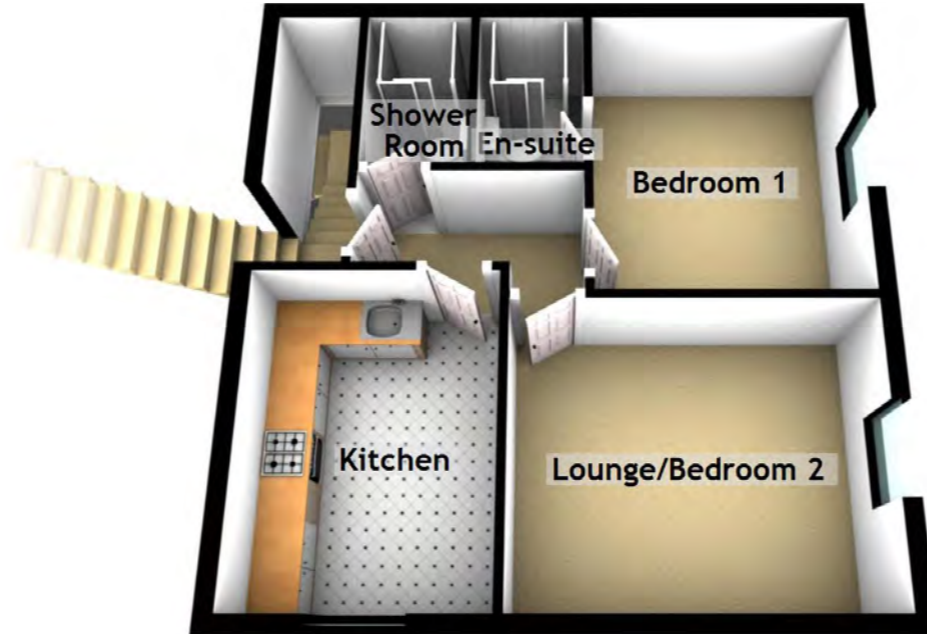


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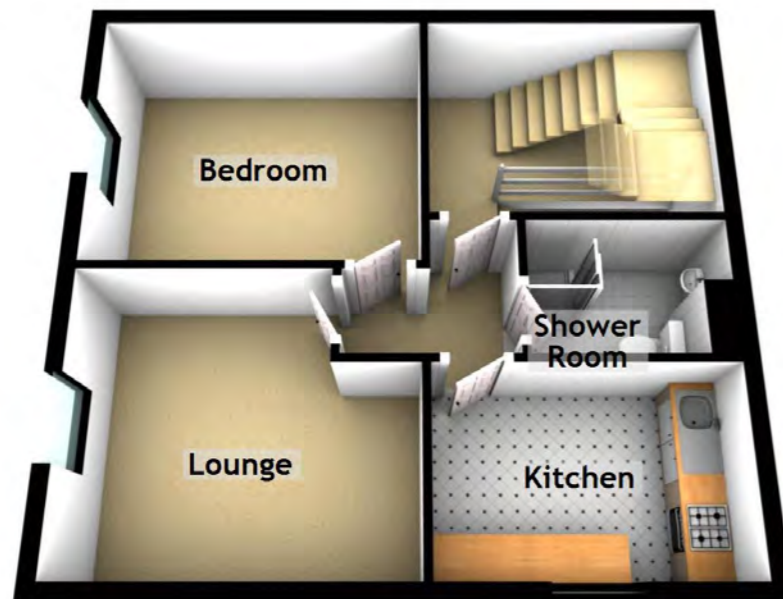




GROUND FLOOR



FIRST FLOOR



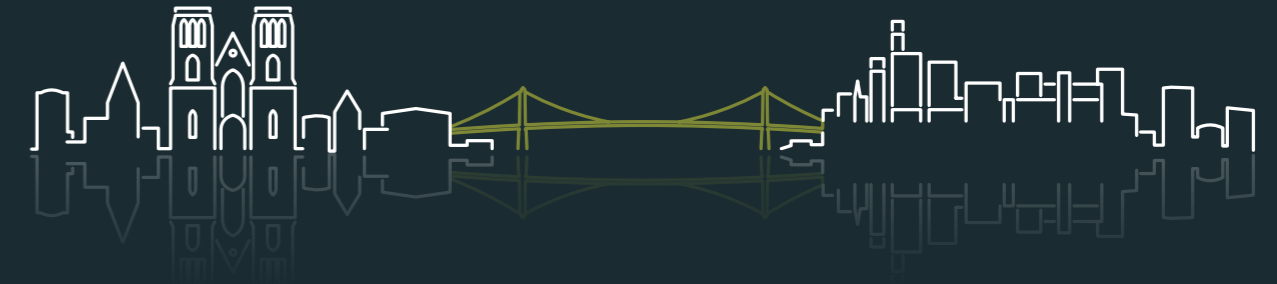
SECOND FLOOR



THIRD FLOOR

FAIRWAYS

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.60m (15'1") x 3.90m (12'10")
Dining Room	3.30m (10'10") x 3.00m (9'10")
Kitchen	3.50m (11'6") x 2.80m (9'2")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	4.00m (13'1") x 2.90m (9'6")
Shower Room	2.00m (6'7") x 1.20m (3'11")

Second Floor

Lounge	3.90m (12'10") x 3.60m (11'10")
Kitchen	3.40m (11'2") x 2.30m (7'7")
Bedroom	3.90m (12'10") x 3.20m (10'6")
Shower Room	2.30m (7'7") x 1.60m (5'3")

First Floor

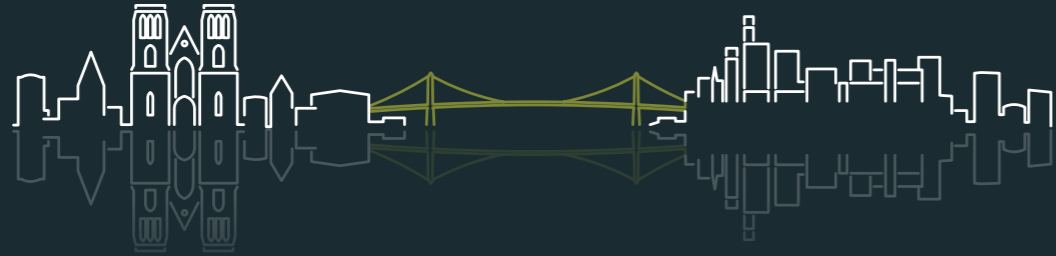
Lounge/Bedroom	3.90m (12'10") x 3.00m (9'10")
Bedroom 1	3.40m (11'2") x 3.00m (9'10")
En-suite	1.90m (6'3") x 1.20m (3'11")
Shower Room	1.90m (6'3") x 1.20m (3'11")
Kitchen	3.40m (11'2") x 2.80m (9'2")

Third Floor

Lounge/Bedsit	3.40m (11'2") x 2.70m (8'10")
Kitchen/Diner	3.90m (12'10") x 3.30m (10'10")
WC	2.00m (6'7") x 1.10m (3'7")
Attic Room 3	4.20m (13'9") x 1.60m (5'3")

LOCATION INVERNESS

IV3 8HN



Fairways is located in Inverness, undoubtedly best known around the world for being the hub of the Highlands as well as the closest town to Loch Ness, home to the legend of the Loch Ness monster.

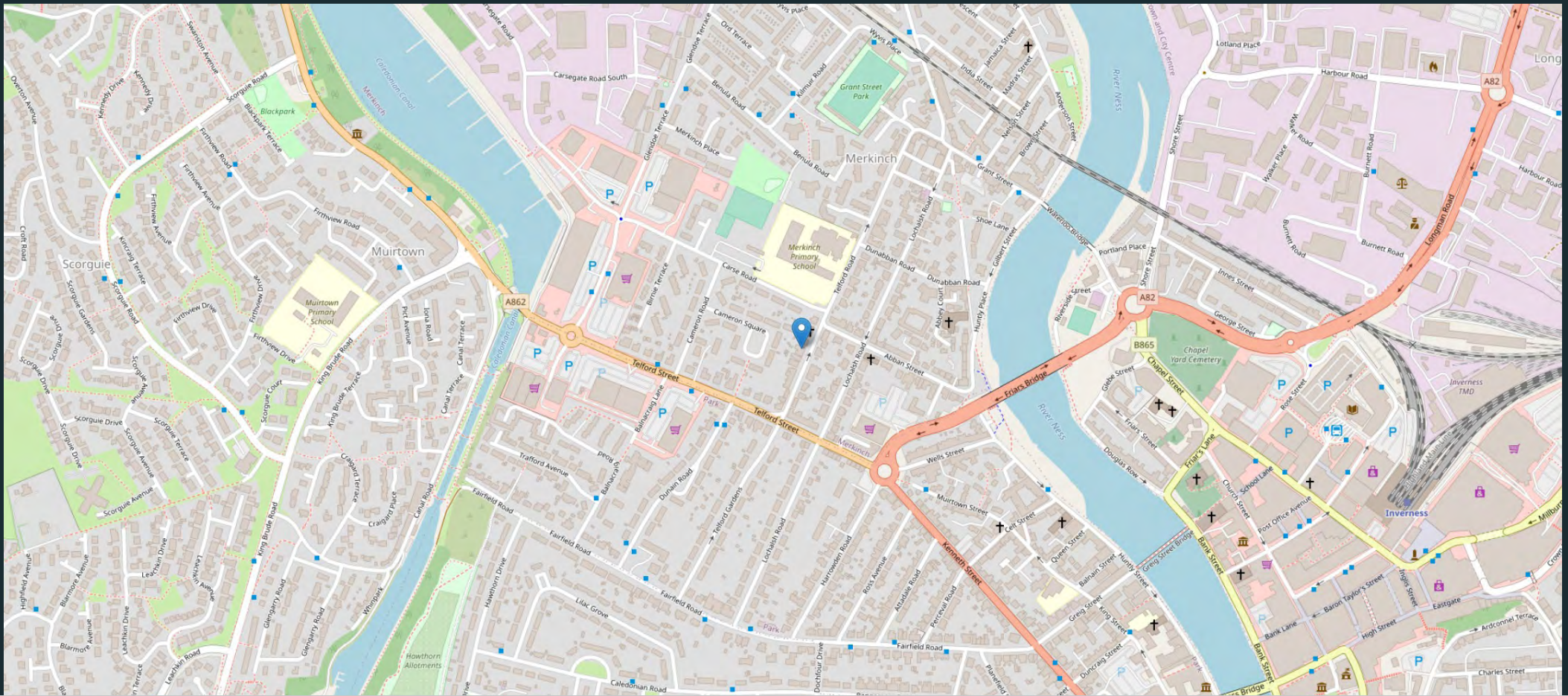
Tourism is a key driver of trade, this includes the many guests who play golf, fish, cycle, undertake walking and climbing holidays or those who participate in excursions of the highlands taking in the many historical sites. The Scottish Highlands are renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. 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. Golfers are well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart all within an hour's drive away.

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.









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