

46 Glenlia

FOYERS, INVERNESS, HIGHLAND, IV2 6XY



A beautiful one-bedroom ground-floor apartment in Glenlia, Foyers, stunningly maintained and refurbished, with a wood burner fireplace and rear garden area



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Welcome to 46 Glenlia, Foyers, where a true turnkey one-bedroom apartment awaits, epitomising comfort and style. Meticulously upgraded and maintained to a remarkably high standard by the current owners, this property offers a seamless transition for new owners – ready to be enjoyed from day one or to generate an excellent income in the rental or holiday let market.

THE KITCHEN



Step into the modern kitchen, complete with built-in appliances and ample space for a dining area, setting the stage for culinary delights. The lovely lounge is adorned with a cosy wood burner fireplace, creating a warm and inviting atmosphere.

THE LOUNGE





The beautifully presented bathroom features a bath suite and an overhead shower, while the one double bedroom provides a peaceful retreat, looking out onto the private garden.

Moreover, the property ensures a cosy atmosphere throughout the seasons, as it is equipped with an effective shared oil-fired heating system that efficiently maintains warmth.

THE BATHROOM



THE BEDROOM

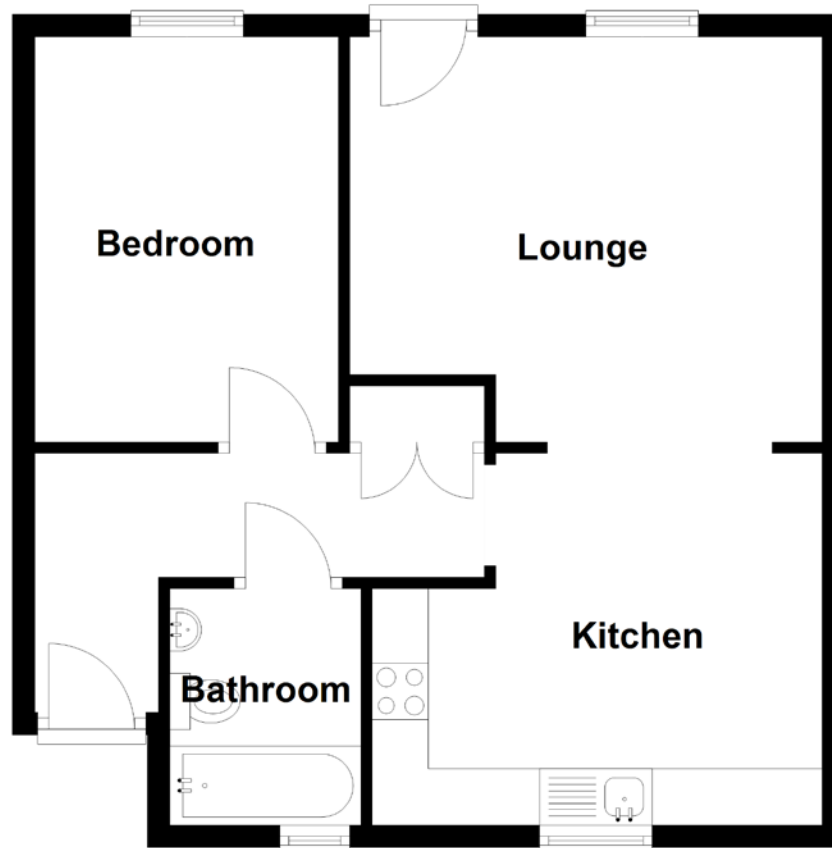


Beyond the interior, a door from the lounge leads to the charming private rear garden area, perfect for relaxing moments outdoors. Whether you're looking for a serene personal haven or a lucrative investment opportunity, 46 Glenlia is the answer. Don't miss the chance to own this exquisite property – your turnkey dream awaits!

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

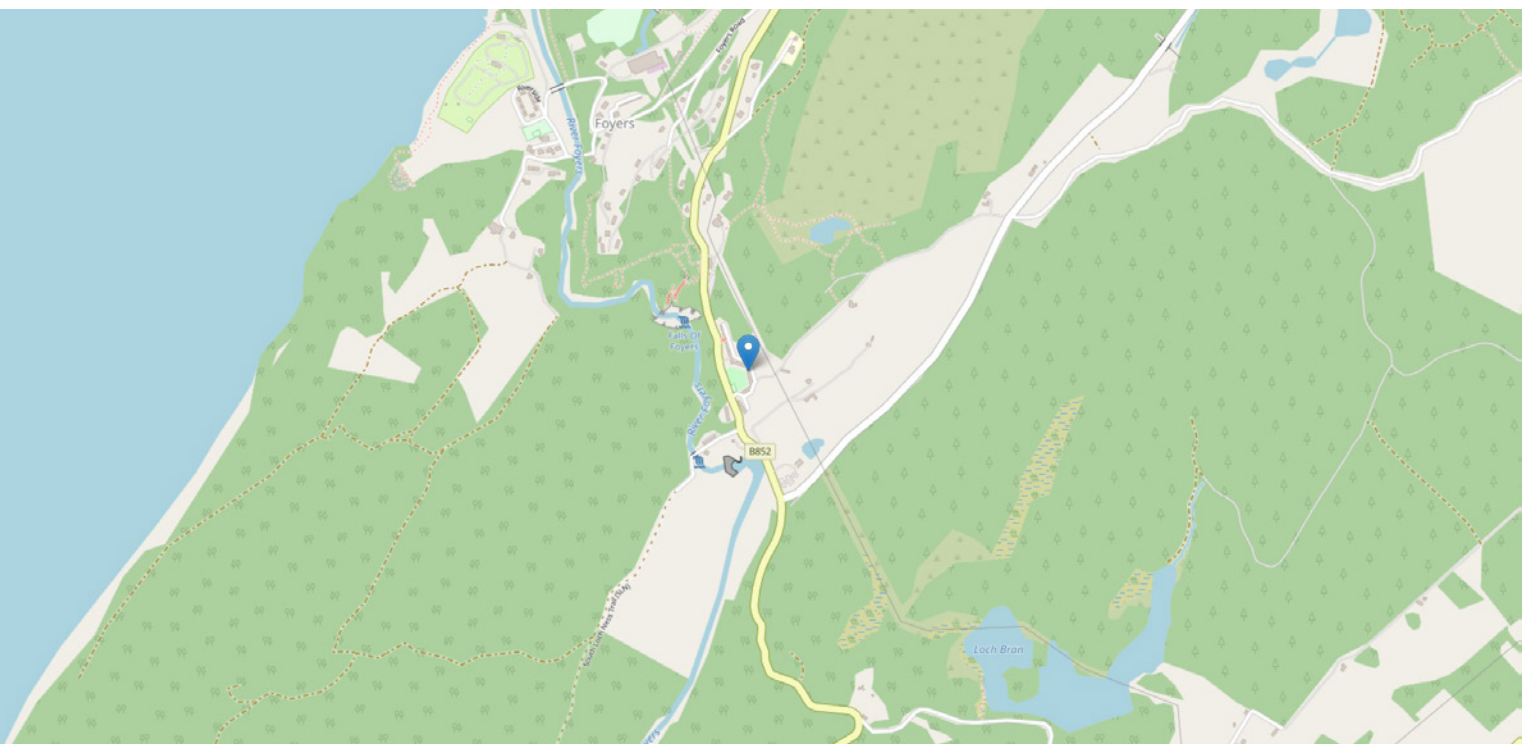
Lounge
Kitchen

4.20m (13'9") x 3.60m (11'10")
4.00m (13'1") x 3.30m (10'10")

Bedroom
Bathroom

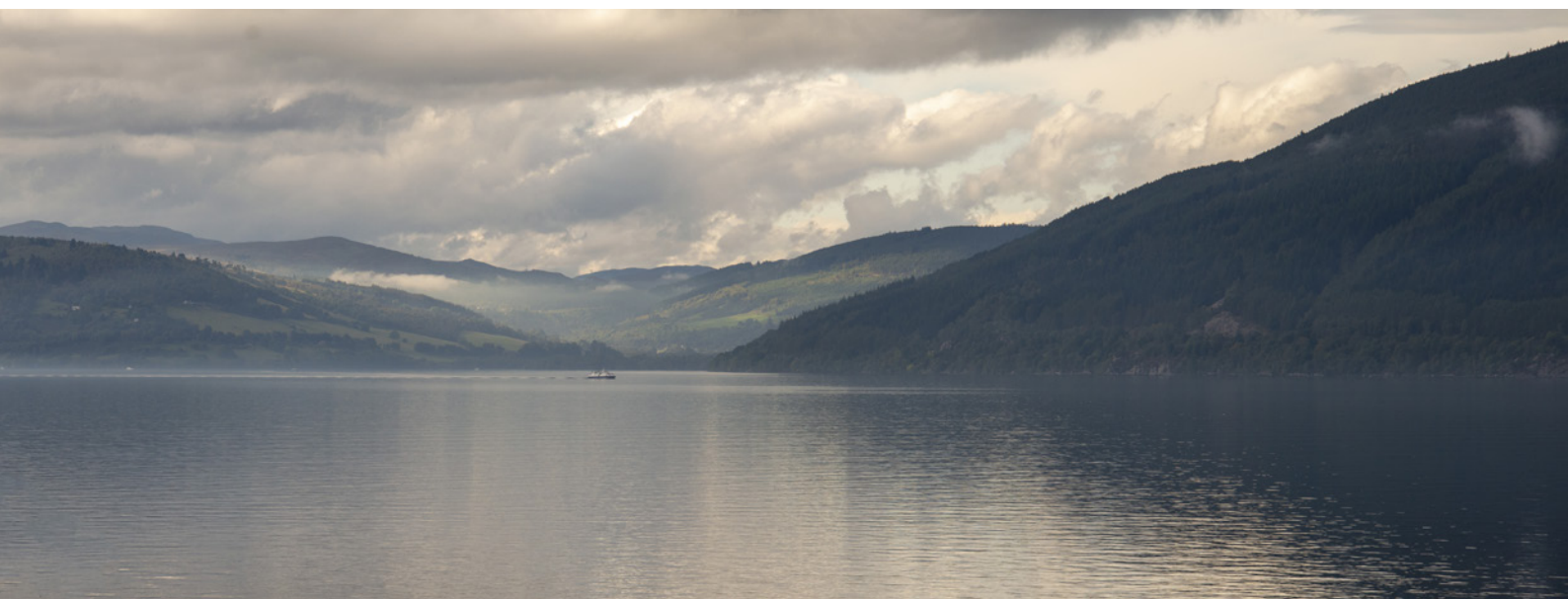
3.60m (11'10") x 2.70m (8'10")
2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 51m²
EPC Rating: D



THE LOCATION

Discover the tranquil beauty of this excellent flat in Glenliä, nestled in the heart of Foyers, a charming village with a rich array of local amenities. Located just a stone's throw away, residents can easily access a post office, restaurant, shop, hotel, farm shop, and health centre. Foyers Primary School ensures a seamless education for junior scholars, while senior pupils benefit from the newly constructed Inverness Royal Academy, facilitated by complimentary Highland Council-supplied transport.





Foyers is surrounded by breathtaking scenery, offering residents an idyllic backdrop for a multitude of recreational activities. From invigorating hillwalking and climbing to the serenity of horse riding and fishing, the area is a haven for outdoor enthusiasts.

Situated a mere 20 miles away, Inverness beckons with its vibrant city life and a wealth of attractions. Acknowledged as one of the fastest-growing cities in Europe, Inverness combines modern conveniences with the allure of spectacular landscapes and historical landmarks. Residents can explore retail parks and supermarkets, indulge in cultural experiences, access top-notch educational institutions, enjoy entertainment venues and benefit from excellent medical facilities.

Foyers seamlessly blends the tranquillity of village life with the vibrancy of city living, offering an unparalleled lifestyle for those seeking the perfect balance between urban amenities and natural beauty.



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