



## 11 EARLS GATE INVERNESS, IV2 6FF

**£450,000**  
**FREEHOLD**

Nestled in the desirable area of Earls Gate, Inverness, this superb family home presents an exceptional opportunity for those seeking comfort and convenience.

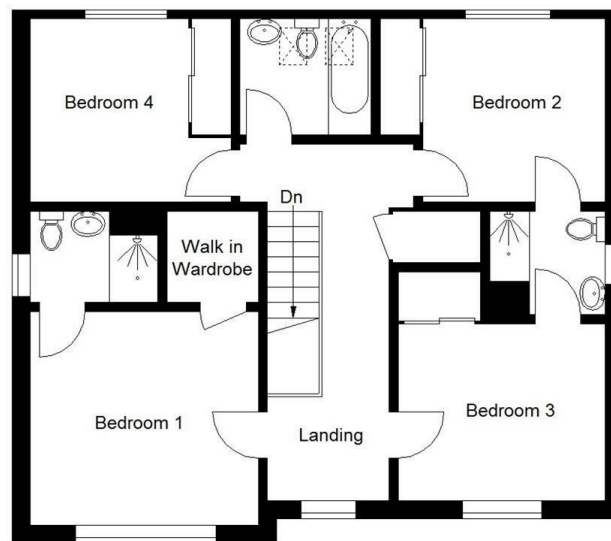
The house boasts a welcoming atmosphere, perfect for family living, with ample space for relaxation and entertaining. Its location in a sought-after neighbourhood ensures that you are well-connected to local amenities, schools, and parks, making it an ideal choice for families of all sizes.



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Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1161441 / Ref:89862)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

	81	89
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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