

# 45 Glenlia

FOYERS, INVERNESS, HIGHLAND, IV2 6XY



*A spacious and ready-to-move-into three-bedroom apartment in Glenlia, with two bathrooms, great room sizes and a wood burner fireplace*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Introducing 45 Glenlia, Foyers, a remarkable and spacious three-bedroom first-floor apartment that epitomises move-in readiness. Immaculately maintained and enhanced by the current owners, this residence offers an extraordinary level of comfort and style, ensuring a smooth transition for its fortunate new owners.

# THE LOUNGE



Upon entry, the expansive hallways and generously sized rooms immediately convey a sense of space akin to a large family home. The property features a spacious lounge with a wood burner fireplace and a dining area with room for an eight-person table, perfect for hosting gatherings and creating cherished memories. The separate kitchen, equipped with built-in appliances, caters to culinary enthusiasts.

# THE KITCHEN





Boasting three good-sized bedrooms, this property is ideal for those seeking ample living space and versatility. There are two well-appointed bathrooms, one with a relaxing bath suite and the other with a convenient shower cubicle, adding to the property's allure.

## THE SHOWER ROOM



# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



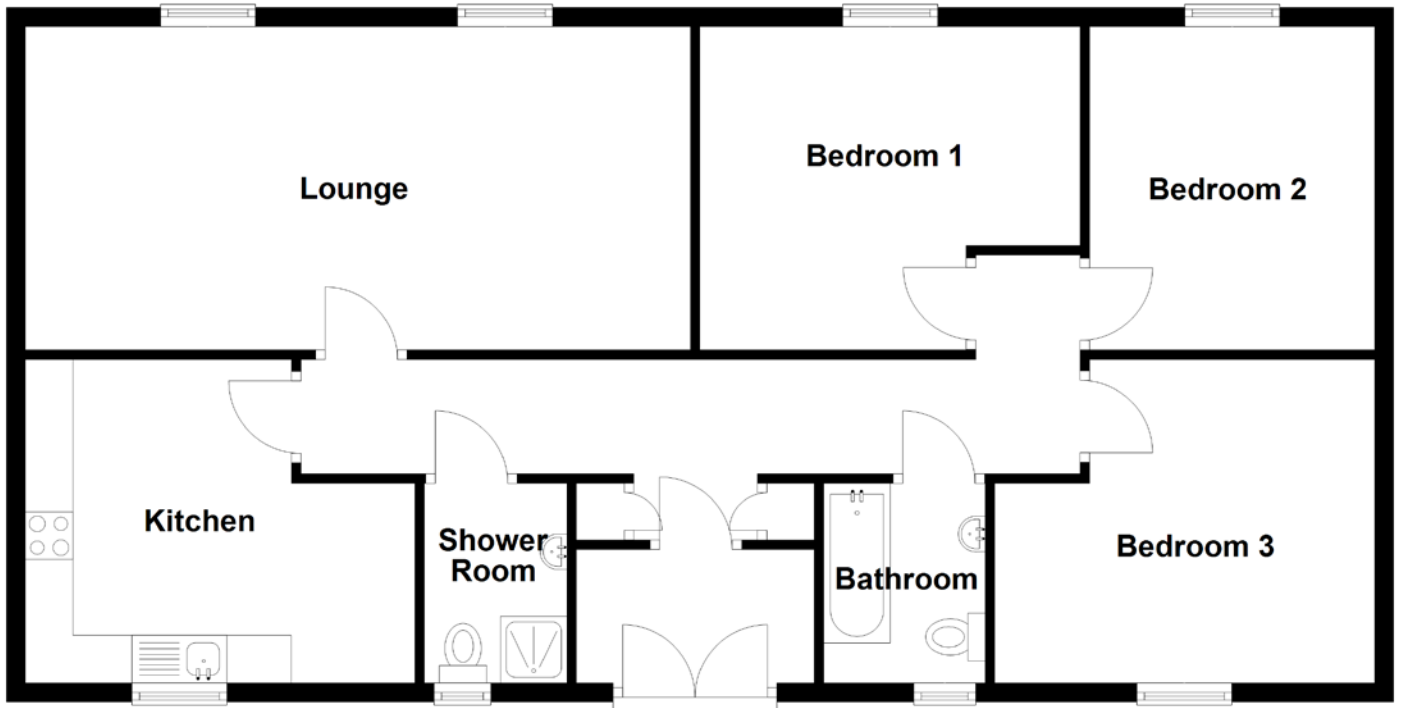


Externally, convenience meets practicality with a designated parking area located opposite the steps leading to the apartment. Additionally, the property comes with the added benefit of a lock-up garage close by, included in the sale, providing secure storage for your belongings. Moreover, you have the advantage of a partially floored attic space, offering additional storage or potential for expansion. The heating system for the apartment is a shared oil-fired system, ensuring warmth and comfort throughout. 45 Glenlia is more than a residence; it's an invitation to a lifestyle of comfort and spacious living.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

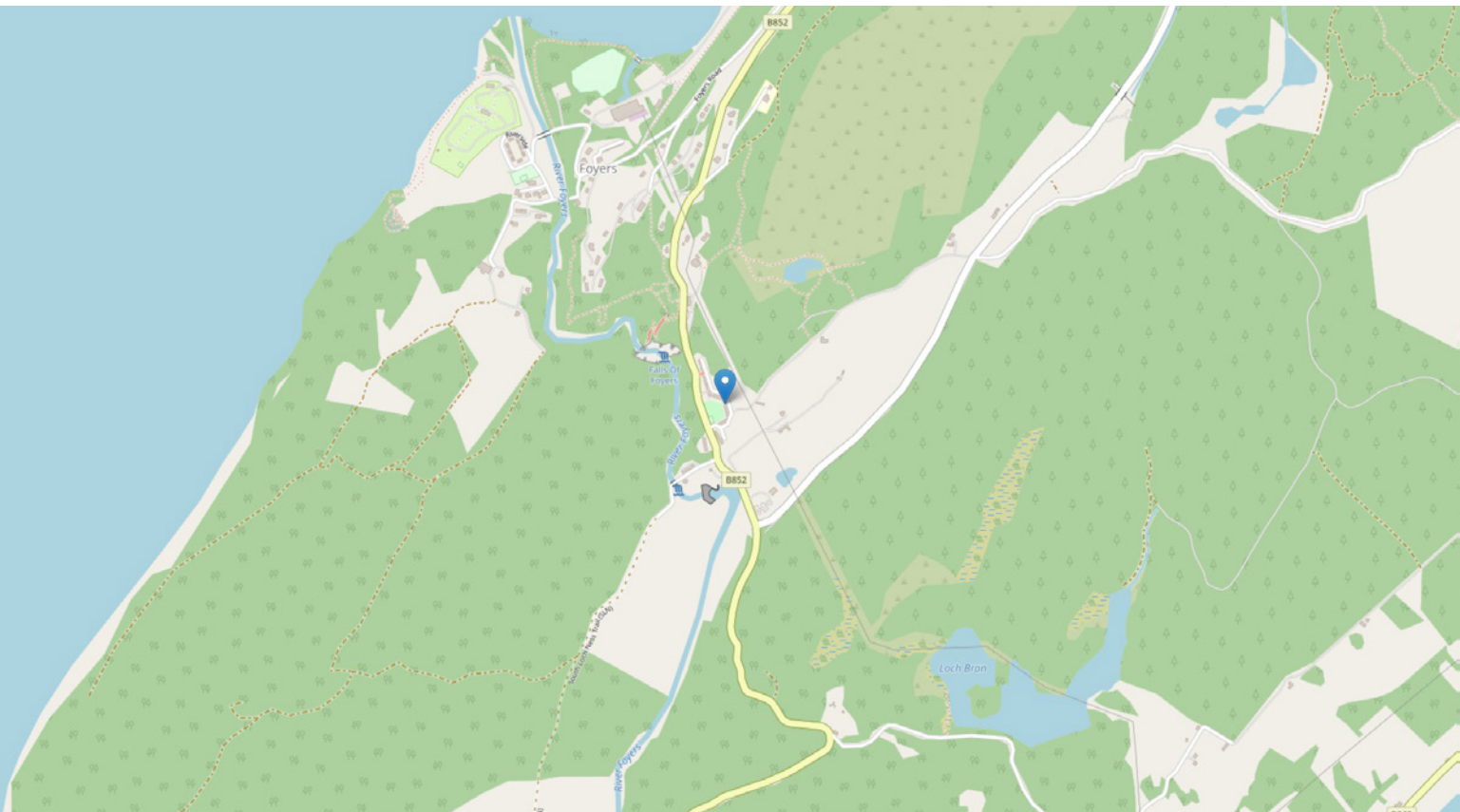


Approximate Dimensions (Taken from the widest point)

Lounge	7.00m (23') x 3.40m (11'2")
Kitchen	4.10m (13'5") x 3.40m (11'2")
Shower Room	2.10m (6'11") x 1.50m (4'11")
Bathroom	2.10m (6'11") x 1.70m (5'7")

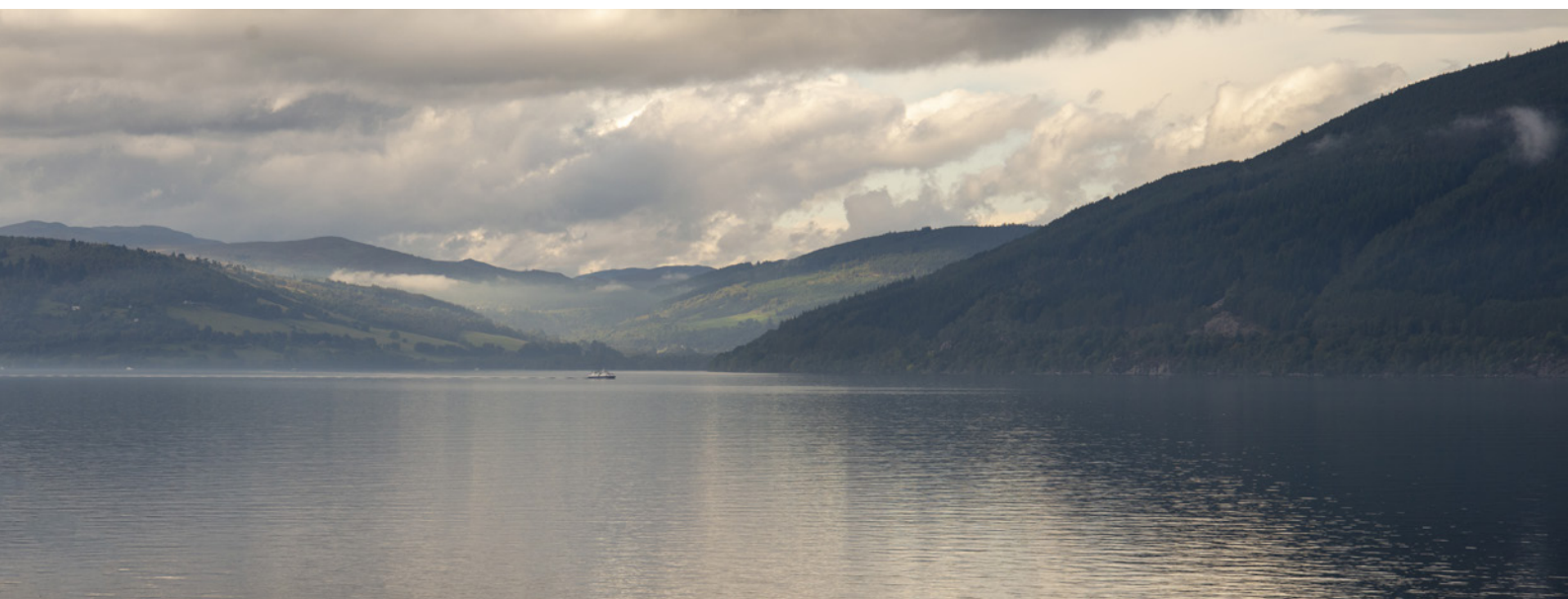
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	4.00m (13'1") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>  
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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Solicitors & Estate Agents

Tel. 01463 211 116  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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