



Gilbert Street, Inverness, IV3 8HB

**Offers Over £95,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Affordable two bedroom maisonette
- Close to the city centre
- Ideal for a 1st time buyer or rental investment
- Gas warm air central heating
- Double glazing
- Council tax band A
- Early entry available
- Viewings by appointment, 7 days a week
- Home report available on request

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



With an ideal location close to Inverness City Centre, 21 Gilbert Street enjoys a delightful riverfront setting and proximity to parks and green spaces. Its fabulous location and excellent value emphasise the potential of this attractive property, whether as a generous home for a couple or a single person, or someone looking for an investment in the buy-to-let market.

The property is on the second and third floors of a small purpose-built block constructed in 1965. A private door opens from the communal landing into a neutrally decorated and spacious hallway. The living room and kitchen are on the lower floor, with a carpeted staircase leading to the two bedrooms and bathrooms.

The living room has a double aspect, with views over the River Ness and a lovely outlook to the hills beyond the local properties. The room is comfortable with one wallpapered feature wall. There is space for seating and to create a small eating area. With a galley layout, the kitchen has several storage cabinets, an oven and hob, an extractor hood and a splashback, all in stainless steel. The sink is in front of a large window with a good view toward Tomnahurich Hill. Whilst the kitchen is functional, a little decorative treatment and updated cabinets would result in a stylish modern space.

Upstairs, two bedrooms offer privacy, plus peace and quiet, given the position on the top floor of the building. The rooms are also neutrally decorated, with fabulous views and built-in storage. The bathroom has a WC, wash hand basin and bath with a shower. Finished with a mixture of white tiles and mosaic effect decoration, the bathroom is also serviceable and offers a reasonable space for a small family or an individual. This room would also benefit from some modernisation but there is space to create a stylish and attractive shower or bathroom.

Gilbert Street is in one of the few remaining areas of Inverness that retain properties of this calibre and at such good value. However, as the City expands and becomes more a focus of interest in cultural and business development this is likely to change within a just a few years.

Given the property's age, it will require some decorative repair and some upgrading. However, with its generous interior space and location, as well as being a well-laid-out two-storey property, 21 Gilbert offers considerable potential which will make a fabulous home for a single person or a couple. It is also a property that will greatly interest those looking to acquire a buy-to-let investment at a reasonable price and early viewing is recommended.

#### ABOUT INVERNESS

Inverness is a beautiful city on the mouth of the River Ness. Surrounded by hills, it offers stunning views of mountains and historical architecture. The University of the Highlands and Islands, Inverness campus, which opened in 2015, is set to ensure that the city has the talent required to serve the needs of the Highlands for many years to come. The city annually plays host to the Baxter's Loch Ness Marathon and the Inverness Half Marathon & 5k. There are excellent sports facilities in the city, including the Inverness Ice Centre, Highland Rugby Club, Inverness Harriers Amateur Athletics Club, hosted by Inverness Leisure which also offers a sports club, gym and swimming pool complex. Other outdoor pursuits such as cycling, horse riding, kayaking, sailing and hiking are also well catered for. There are two cinemas and the Eden Court Theatre offers an excellent choice of drama, comedy and a variety of other shows, arts and crafts. Inverness is the capital of the Highlands and has experienced continued growth over many years. A vibrant northern city, with lots of inward investment and excellent job prospects. The upgrading of the A9 between Perth and Inverness and the A96 between Inverness and Aberdeen to dual carriageway, is set to see further room for development in the years ahead. Inverness Airport at Dalcross, links the city not only to London but to several European cities.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: A

EPC Rating: E (51)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

#### INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all kitchen appliances.



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PROPERTY PROFESSIONALS



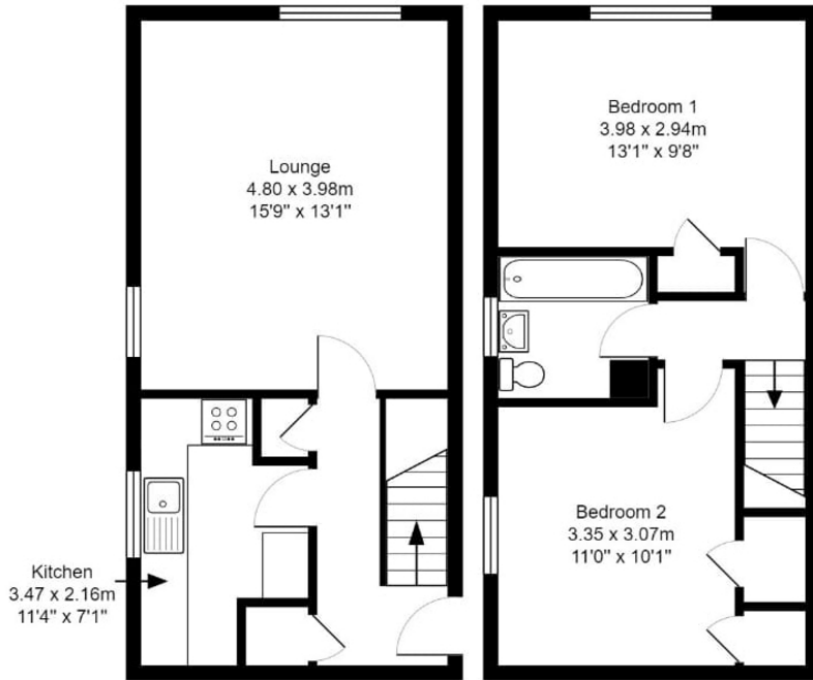
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 67 m<sup>2</sup>



21 Gilbert Street



All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+)	<b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91)	<b>B</b>		(92+)	<b>A</b>	
(69-80)	<b>C</b>		(81-91)	<b>B</b>	
(55-68)	<b>D</b>		(69-80)	<b>C</b>	
(39-54)	<b>E</b>		(55-68)	<b>D</b>	
(21-38)	<b>F</b>		(39-54)	<b>E</b>	
(1-20)	<b>G</b>		(21-38)	<b>F</b>	
Not energy efficient - higher running costs					
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>			<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		



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