



Dell Road, Inverness, IV2 4UE

**Offers Over £135,000**

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PROPERTY PROFESSIONALS





- Affordable two bedroom terraced house
- Gas fired central heating
- Double glazing
- Suitable for 1st time buyer or buy to let landlord
- Above average EPC energy rating
- Enclosed front and rear gardens
- Affordable home
- 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)



This deceptively spacious two-storey terrace house was constructed in 1950 and is located in the Hilton area of Inverness. The area is known for its close community and proximity to good services and local facilities. With a floor area of 66m<sup>2</sup>, 31 Dell Road has the prospect of becoming an attractive home and its generous garden and unique layout lends itself to a contemporary home for a couple or small family looking for a fun, quirky ambience. For someone with the time and means to invest, it presents many opportunities

The main front door is accessed from a block-paved enclosed garden. With appropriate consent, there may be potential to convert this to an accessible driveway, creating space for off-street parking. A small vestibule leads past the stairs and into the living room, which extends to the rear of the house, creating a generously sized room. A fireplace is on the inner wall, breaking up the space and providing a natural delineation that allows for zoning the room into relaxation and eating areas. The kitchen is accessible from an inner hall and also from the front of the property. The kitchen features wooden fronted cabinets and, whilst serviceable, would benefit from some upgrading to create a new contemporary space that makes the most of the kitchen's good proportions. A door leads to the exterior spaces at the rear of the property.

Dog leg stairs lead to two bedrooms, each with a good amount of space that overlook the local area. With their interesting shapes, both are pleasant rooms that could be designed to reflect the playful and unique features of the house, such as emphasising the interesting alcoves, corners and storage to create feature-rich spaces either as bedrooms, or as a bedroom and home office. The long bathroom is tiled, and contains a bath with shower over, WC and wash hand basin.

The exterior can be accessed from the kitchen via a wooden extension fitted with windows and a stove. Beyond this, the rear garden is laid with gravel and has a small shed. For the age and style of the property, this is a comparatively generous space and offers a good deal of potential as a comfortable garden. 31 Dell Road does require some TLC and decorative care, and with some investment in careful design, modernisation, and upgrading, it has all the makings of a charming home for a small family or couple, especially those looking for an opportunity for a first step onto the property ladder.

#### 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: B

EPC Rating: C (73)

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 integrated kitchen appliances.



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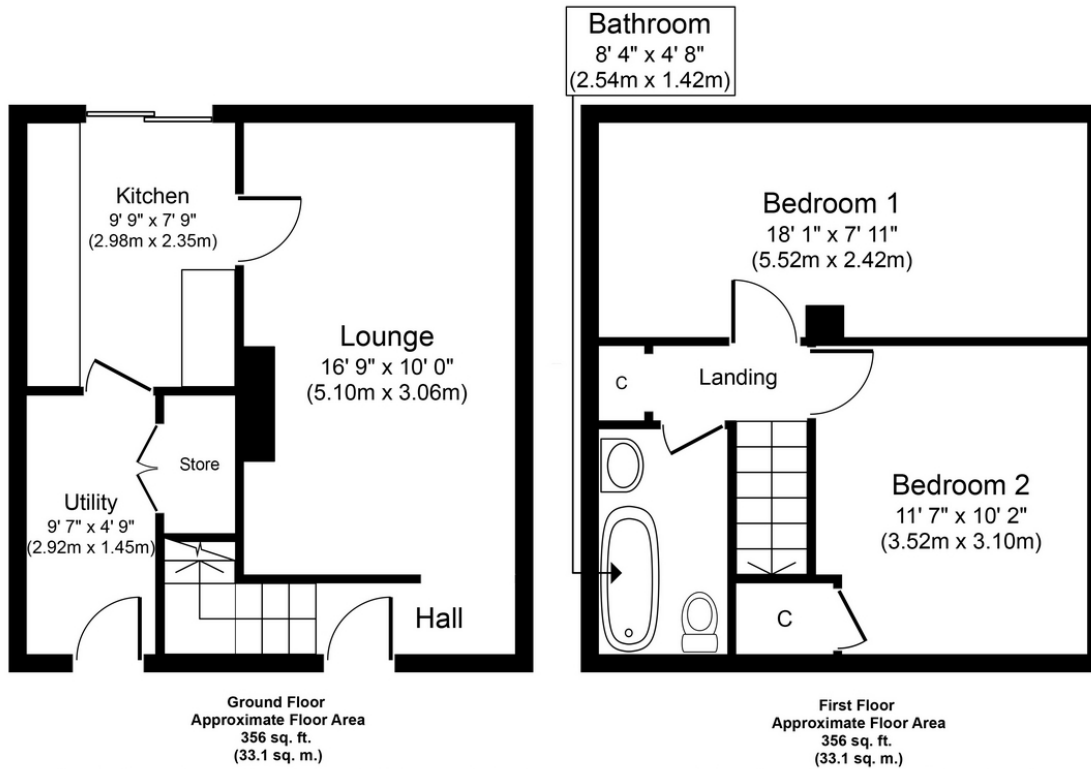


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 66 m<sup>2</sup>

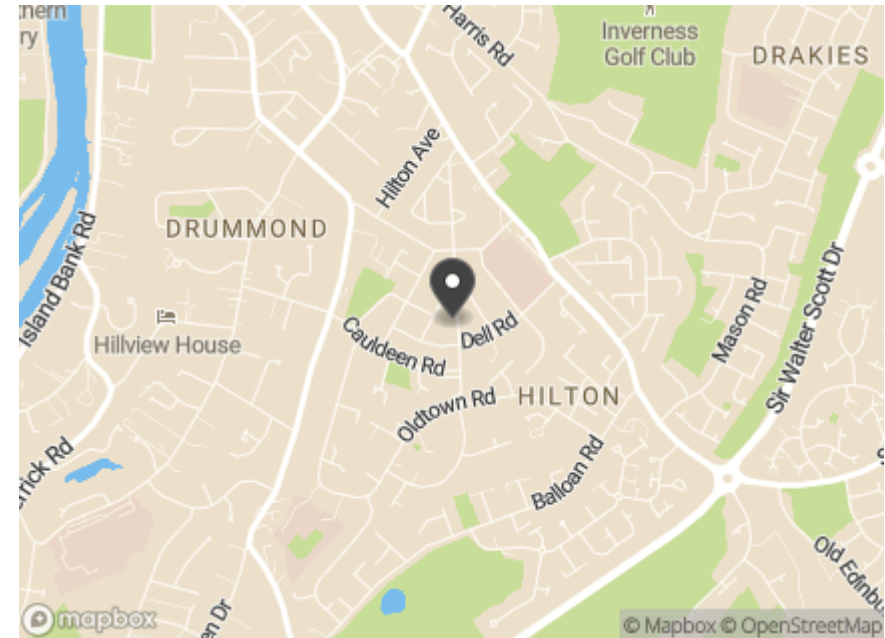




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>73</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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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