



Kinmylies Way, Inverness, IV3 8TP

Fixed Price £50,000

Hamish

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PROPERTY PROFESSIONALS



- Affordable housing- Shared ownership opportunity
- Delightful Ground Floor Flat
- Council Tax B
- Infra red electric heaters
- Ideal For First Time Buyers
- Open Planed Living Area
- Well Proportioned Double Bedroom
- Patio Doors Open To Private Garden
- Fully Double Glazed
- Residential Parking

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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



Located in a popular area of Inverness, with beautiful open spaces and views nearby, this delightful ground-floor property presents an excellent opportunity to acquire a fabulous home at a great price. Offered on a shared ownership basis with Cairn Housing Association, this is an accessible purchase based on criteria listed below. Constructed in 1995, the flat is well-maintained and is in a small block of four properties. It is well designed and with an interior area of 49m² it offers a good amount of space. This is enhanced by the careful decoration in soft colours used throughout and its pleasant outlook and welcoming feel. It is on good transport routes and benefits from parking, making it ideal for a single person or couple who work in Inverness or nearby. With a Council Tax band of B and potential low running and maintenance expenses due to its good condition, it also makes an affordable property for someone looking for a cost-effective purchase.

The flat opens into a long sitting room via the hallway, with patio doors giving access to the private garden. An open archway leads to the kitchen. This room has been decorated on the feature wall in taupe paper, and its proportions easily lend themselves to creating dedicated seating and eating areas. The kitchen is U-shaped and filled with natural light. Its wood-fronted floor cabinets and partially glazed wall cabinets reflect the light, adding to the feeling of space. With dark surfaces and splashbacks, the kitchen is welcoming and cheerful.

The double bedroom is large, with plenty of room for dressing furniture and seating. Textured wallcoverings on the feature wall creates an attractive and opulent feel in the room and the oyster colouring and great proportions give a sense of retreat and warmth. Two built-in wardrobes are attractively finished with panelled doors. With grey walls and a white vanity unit with plenty of storage, the shower room is practical and stylish. It has a shower enclosure, white WC, and a wash hand basin. A fabulous feature of this lovely home is its exclusive garden. Enclosed with timber fencing, the garden is accessed from the living room and offers a private space with excellent natural light. Laid with paving slabs and gravel, as well as timber decking, the garden has plenty of room for patio furniture and planting, as well as an outbuilding or greenhouse if desired.

22 Kinmylies Way is a beautiful flat that is pleasantly decorated and generously sized. Its fantastic location, lovely garden, and cost-effectiveness make this a real find and ideal for someone looking to purchase their first property.

SHARED OWNERSHIP CRITERIA

The property is occupied on a shared ownership basis with Cairn Housing Association, for which it is understood there is rent payable on the portion that is not owned and which is subject to annual review. A factoring fee is paid along with the rent. The Sharing Owner is responsible for all property maintenance and they buy the property on the condition the current sharing owner is selling it. The process for someone being eligible to purchase is that it goes to the person with the highest housing need for the property. They must complete an HHR form, and Cairn Housing will use these points to determine the need. The form can be found at https://www.highland.gov.uk/downloads/file/3063/highland_housing_register-housing_application_form and it takes about ten working days to process. The person needs to meet with Cairn Housing, providing ID and proof of mortgage in principle, or evidence of savings to show they can afford the property. Further information can be obtained from Hamish Homes.

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 and electric.

Council Tax Band: B

EPC Rating: D (59)

Entry Date: By mutual consent

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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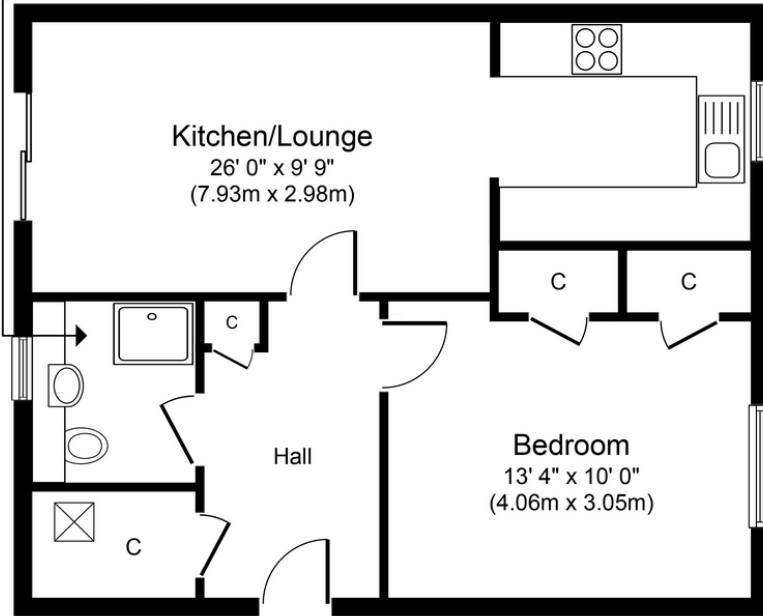
🛏 1

🚿 1

🏠 49 m2



Shower Room
6' 7" x 5' 11"
(2.00m x 1.80m)



Approximate Floor Area
542 sq. ft.
(50.4 sq. m.)

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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	59	74
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
	53	57
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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