



Easterton, Inverness, IV2 7JE

**Offers Over £270,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS





- Detached three bedroom bungalow
- Spacious accommodation in peaceful rural setting
- Oil fired central heating
- Double glazing
- Off-street parking
- Above average EPC energy efficiency rating
- Walk-in condition
- 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)



Located close to the romantic setting of Castle Stuart and the outstandingly beautiful Cabot Highlands Golf Links, Drynachan is just a short drive from the centre of Inverness and close to Dalcross Airport making it conveniently located for travel. It is also within a short drive of major employers and in the catchment of Culloden Academy. The hamlet of Easterton is leafy, with quiet lanes edged with ancient hedgerows and mature trees and is just a few hundred metres from the Moray Firth. Constructed in 2013, this immaculate bungalow has been carefully maintained and decorated throughout and features high-quality finishes, including carpets and oak doors. It offers a spacious and attractive home with a generous 126 m2 interior and a large garden providing plenty of room for a family. The property is accessed from a large gravel driveway with a lawn that wraps around the side. The hallway is spacious and provides a delightful central area that connects all the rooms.

A large double-aspect living room faces south and has good proportions. Glazed double oak doors open wide to connect to a formal dining area beyond, which in turn opens into a kitchen / diner. Oak-front cabinets in a U-shape arrangement overlook the garden, providing generous storage and preparation space. The dining area has large windows and glazed doors that open onto the patio. A rear hallway lies beyond the kitchen and gives access to the garden. The three bedrooms are elegantly decorated in light neutrals and each has a built-in wardrobe with timber doors. The principal bedroom has an ensuite shower room with a walk-in enclosure, WC and Edwardian-style wash hand basin. The family bathroom is tiled to half height in wet areas and has a bath, shower enclosure, WC and wash hand basin. Accessed from the rear hallway and the drive, the garden is enclosed with timber fencing and hedging. A lawn extends across the width of the garden, and other places are laid with gravel and paving for seating areas. Drynachan is a beautiful property in a stunning peaceful location that is ready to walk straight into. Its attractive layout and spacious interior make this an outstanding family home 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: E

EPC Rating: C (77)

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.

#### ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.



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PROPERTY PROFESSIONALS



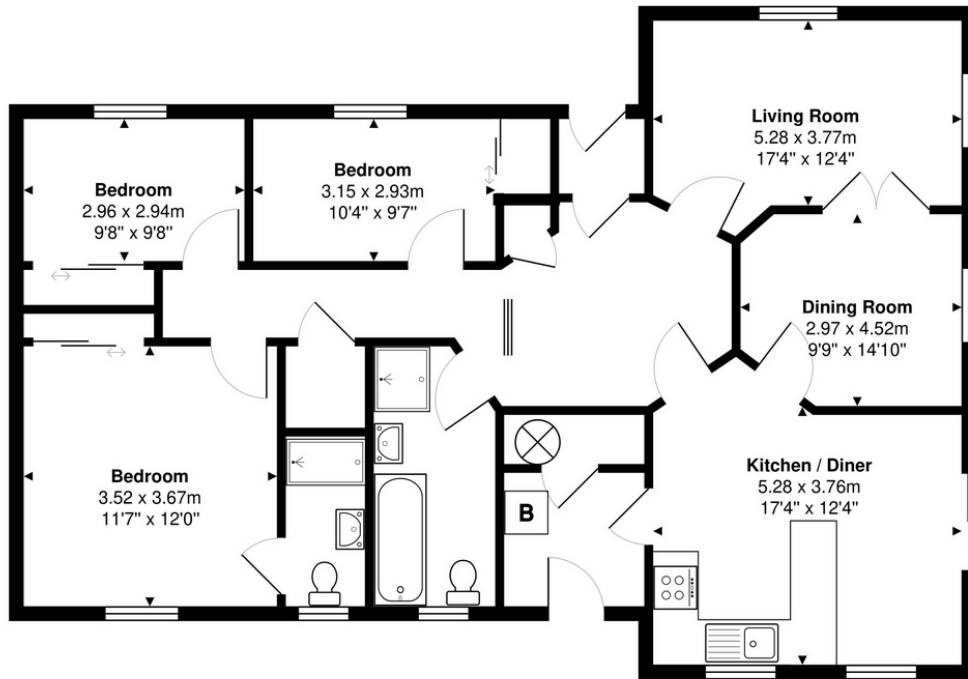


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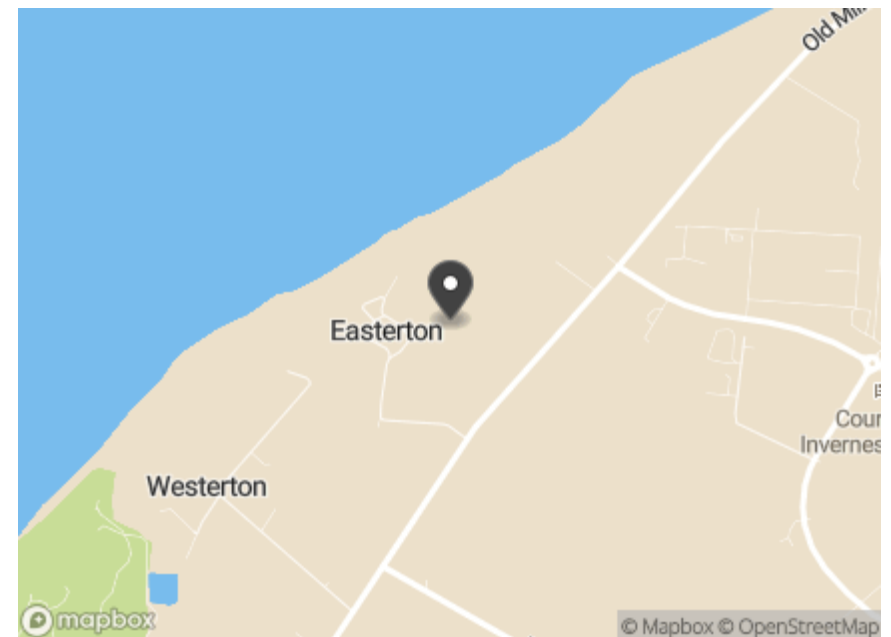
 150 m<sup>2</sup>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>103</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</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>		<b>97</b>
(81-91)	<b>B</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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