



Banavie Gardens, Inverness, IV2 6FP

Offers Over £240,000

Hamish

www.hamish-homes.co.uk | 01463 250000



Hamish
PROPERTY PROFESSIONALS



- Modern three bedroom end terraced house on a corner plot
- Quiet location with good views
- Exceptional walk-in condition
- Residential carpark with two designated spaces
- Gas fired central heating
- Double glazing
- Solar panels
- Entry date to be mutually agreed
- Viewings by appointment only, 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



Built-in 2019 to an exceptional standard, 15 Banavie Gardens is a meticulously decorated and finished property in a peaceful and popular area of Inverness. It is within walking distance of Inverness Royal Academy and the Inverness Gaelic Primary School, making it an especially desirable home for a family. This is an immaculate and environmentally sound property with solar panels and a low EPC rating of B. With a generous interior space of 87m² and three bedrooms, its clean, contemporary interior is light-filled, and its location on a corner overlooking landscaped green spaces complements the property's elegance.

The property opens into a beautifully finished hallway from its stylish white fascia and black door. A large cloakroom near the front door has a white WC and pedestal wash hand basin. The living room is decorated in grey and white, with double-aspect windows facing south and east. Carpeted in grey and with white panelled doors, the room has a spacious feel. A built-in cupboard provides functional additional storage. Painted primarily white, the kitchen-dining room has one wall finished in a dramatic red creating a striking focal point from the hall and living room. Glossy grey and white floor and wall cabinets, dark worktops and splash areas with unique metallic tiles add to the contemporary aesthetic and enhance the generous scale of the room. Patio windows open out to the garden.

An elegant, curved staircase creates a stylish, high-end statement, sweeping to the first floor, with its three bedrooms. The landing and bedrooms are carpeted with grey and feature mainly white walls. The balustraded landing is finished with natural wood. Panelled doors and skirting are finished in white to continue the clean, contemporary aesthetic. The three bedrooms are light and well-proportioned. The principal bedroom has a large mirrored integral wardrobe, as well as an en-suite shower room with an attractive grey tiled shower enclosure and white sanitaryware with clean, modern lines. The ensuite benefits from a large opaque window that provides plentiful natural light. The family bathroom is beautifully decorated in soft grey with natural-coloured tiles. It has a bath with contemporary lines and a separate glass-enclosed shower.

The garden is enclosed with timber fencing, paving and wooden decking. Gravel borders soften the edges and a pretty blue-painted timber shed has a small verandah. 15 Banavie Gardens is a delightful and well-designed family home in a highly desirable area of Inverness. It is close to golf courses, open spaces, and good schools. Its clean lines, friendly community and beautiful setting further enhance its appeal as a stylish contemporary property.

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: D

EPC Rating: B (88)

Entry Date: By mutual agreement

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. The wardrobe in the second bedroom will also remain.



Hamish[®]
PROPERTY PROFESSIONALS

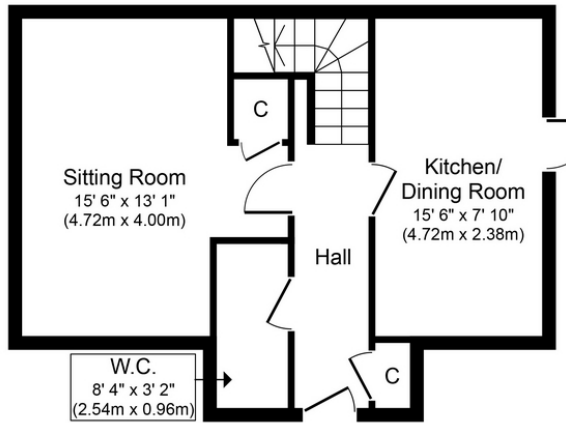


 3

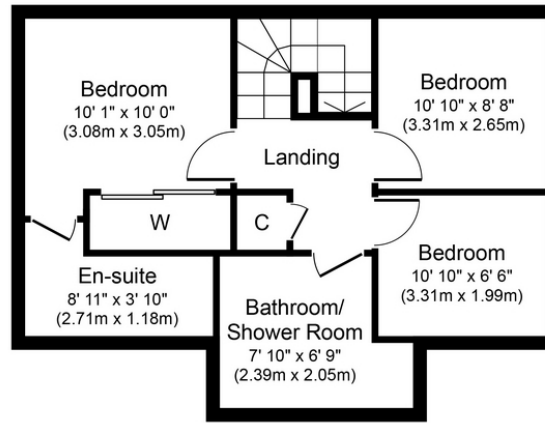
 2

 87 m²





Ground Floor
Approximate Floor Area
426 sq. ft.
(39.6 sq. m.)



First Floor
Approximate Floor Area
426 sq. ft.
(39.6 sq. m.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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.
Copyright V360 Ltd 2024 | www.houseviz.com



Hamish

Kintail House, Beechwood Park,
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000