



Argyle Street, Inverness, IV2 3BA

Offers Over £240,000

Hamish

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



Hamish
PROPERTY PROFESSIONALS



- Two bedroom bungalow
- Popular Crown location
- Gas fired central heating
- Double glazing
- Large enclosed rear garden
- Off-street parking for a small vehicle
- Electrics to be repaired and certified prior to any sale completing
- Viewings by appointment, 7 days a week
- Home report available on request
- Early entry available

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



This charming traditional cottage is located in Crown, considered one of the most desirable areas in the City of Inverness. The property was constructed in 1900 and is along a pretty lane of Victorian one and two-storey cottages. The cottage has a south-facing front that is entered from a neat garden enclosed in stone and laid with gravel. Beyond the hallway, which is decorated in soft grey and whites, the interior is finished in a rough cast wall texture, and the property features a warm terracotta palette in many spaces. With a floor area of 77 m², the property has generously proportioned rooms, particularly its charming living room, which has a wooden fireplace and a slightly coombed beamed ceiling. The room benefits from hard flooring, wall lighting and alcove shelving.

13 Argyle Street has a fabulous, spacious, well-designed kitchen offering much potential. The L-shaped setting, with an additional preparation area, is finished with off-white cabinets and stylish black surfaces, including tiling. A breakfast bar provides convenient space for dining, however, this could easily be replaced to create room for a freestanding kitchen table and chairs. A newer extension serves as a utility area, but its plentiful windows and timber lining, coupled with the generous space within the kitchen itself, means this room could instead avail itself for use as a sunroom.

The first bedroom is to the front of the property and is simply decorated. This room could also be considered for use as a home office for remote working. The principal bedroom lies to the rear of the house and enjoys a fabulous view of the garden through its two large windows. This generous space is L-shaped and features an alcove with open storage and benefits from a dog leg, which provides privacy from the hall and other areas of the property. The bathroom has been fitted with white sanitaryware and includes a bath with shower over it, wash hand basin and WC.

Outside, a large wooden fenced garden is laid mainly with gravel and includes a pretty timber summer house and two timber stores. Several mature plants soften the practical, easy-to-manage exterior. This charming property in a peaceful residential area, which is also popular with visitors to Inverness. The house will require a little care to elevate to contemporary standards and some aesthetic treatment to lend a fresh look and finish may be considered. However, it is a delightful house for a small family or someone who may work from home but who also enjoys being close to the City Centre.

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: D (56)

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.



Hamish[®]
PROPERTY PROFESSIONALS

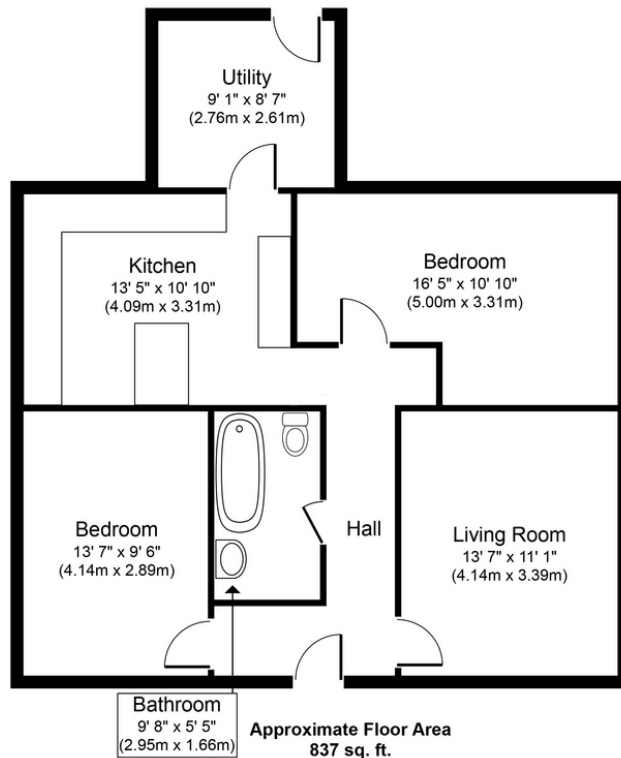


 2

 1

 77 m²

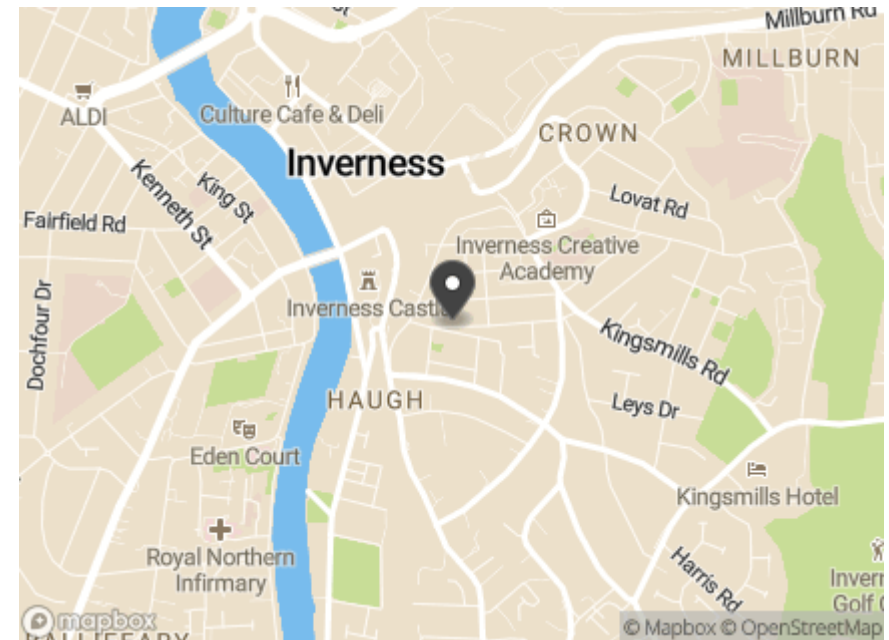




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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 2023 | www.houseviz.com

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			
England, Scotland & Wales		56	82
		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			
England, Scotland & Wales		49	79
		EU Directive 2002/91/EC	



Hamish

Kintail House, Beechwood Park,
Inverness, IV2 3BW

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