



Darochville Place, Inverness, IV2 6FG

Offers Over £230,000

Hamish

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



Hamish
PROPERTY PROFESSIONALS



- Three bedroom terraced house
- Ness Castle development, Inverness
- Residential car park
- Gas central heating
- Double glazed throughout
- Above average EPC energy rating
- Walk-in condition
- Viewings by appointment only, 7 days a week
- Early entry available
- 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



Located on a brand new development in the popular Ness Castle area of Inverness, this high-quality family home has been exceptionally well maintained and decorated. It is within the catchment for Holm Primary School and offers a well-presented family home in move-in-ready condition. Built in 2019 to a high standard, 70 Darochville Place has a generous interior space of 78m² and is also environmentally friendly with a low EPC rating of B. Its modern interior is light-filled and it is located towards the end of a quiet cul-de-sac with open spaces around it.

The property is entered through a well-decorated hallway finished in white. The living room has a striking grey and white tartan papered feature wall and an almost floor-to-ceiling south-facing window overlooking the front of the house. With white walls and a grey floor, the kitchen-dining room features stylish dark grey floor and wall cabinets with a dark worktop and stainless-steel details. A patio door opens to the garden. Adjacent to the kitchen is a utility room that leads to a generously sized cloakroom with a WC and wash hand basin.

The stairs and landing are carpeted in pale grey and the white walls emphasise the sense of space. The three bedrooms are carpeted in darker grey and are well-proportioned. The principal bedroom has a tartan-papered feature wall and a large built-in wardrobe. The en-suite shower room has an attractive grey tiled shower enclosure, a grey vanity unit and white sanitaryware with clean, modern lines. The family bathroom is white soft grey tiling; it has a bath with a shower over it, a WC, and a wash hand basin, all with contemporary styling.

The long garden is enclosed with timber fencing and laid with a lawn. A paving stone path leads to a wooden shed. At the end of the garden, a small timber-enclosed space is also available. 70 Darochville Place is an elegant and very well-kept family home in a popular area. Its modern lines, excellent local facilities and attractive location set this apart as a desirable 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 town hosts the Baxter's Loch Ness Marathon and the Inverness Half Marathon & 5k annually. The city has excellent sports facilities, including the Inverness Ice Centre, Highland Rugby Club, and 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 and comedy, as well as a variety of other shows and arts and crafts. Inverness is the Highlands capital 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 a 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 (87)

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.




Hamish
PROPERTY PROFESSIONALS

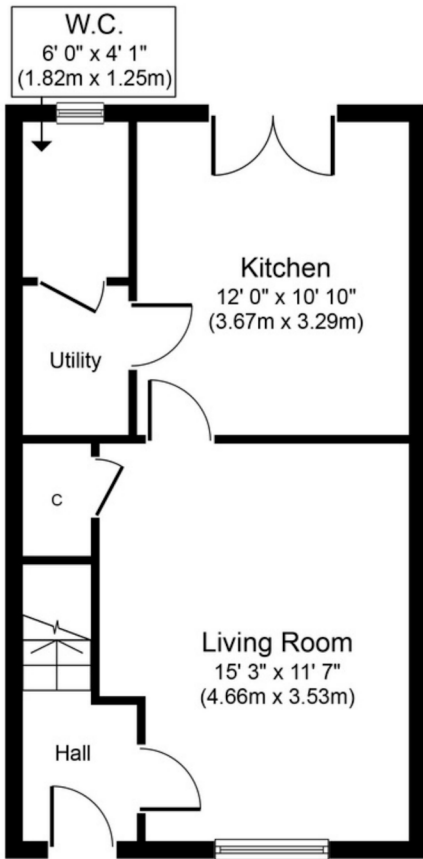


 3

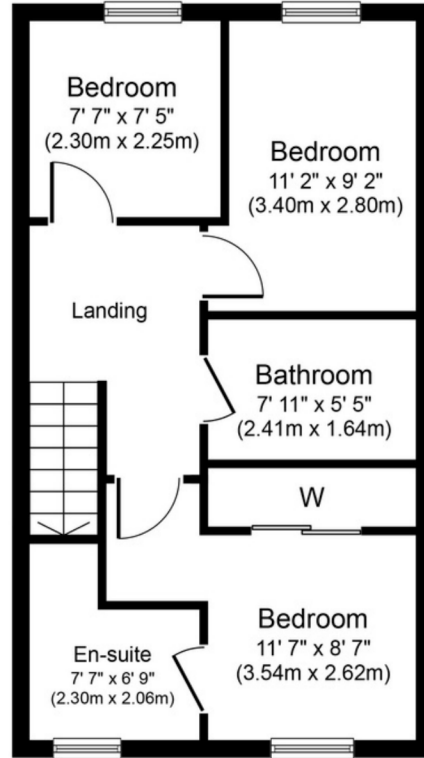
 2

 78 m²



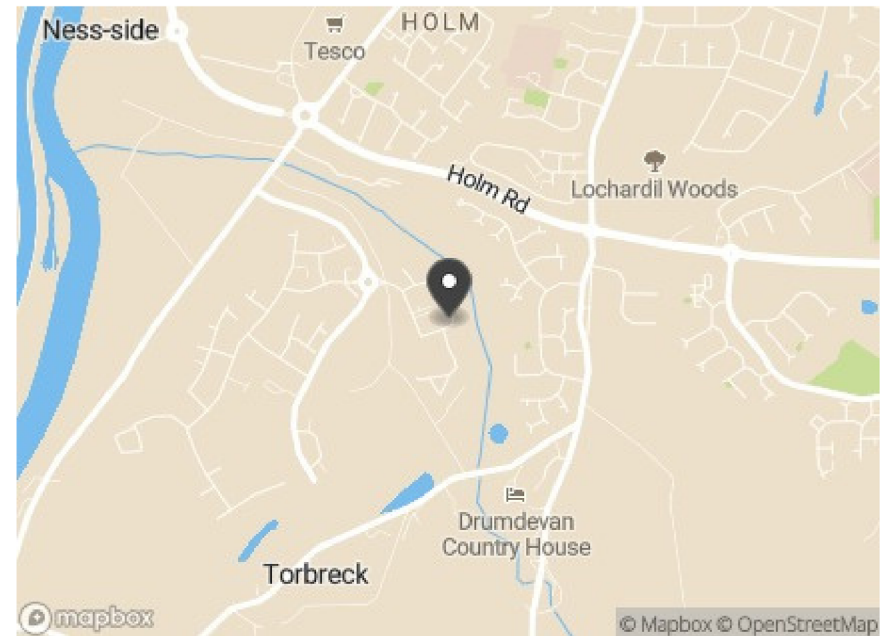


Ground Floor
Approximate Floor Area
411 sq. ft.
(38.2 sq. m.)



First Floor
Approximate Floor Area
411 sq. ft.
(38.2 sq. m.)

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
	87	88	
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			
	87	89	
England, Scotland & Wales		EU Directive 2002/91/EC	
England, Scotland & Wales		EU Directive 2002/91/EC	



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