



Gordonville Road, Inverness, IV2 4SS

Offers Over £300,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



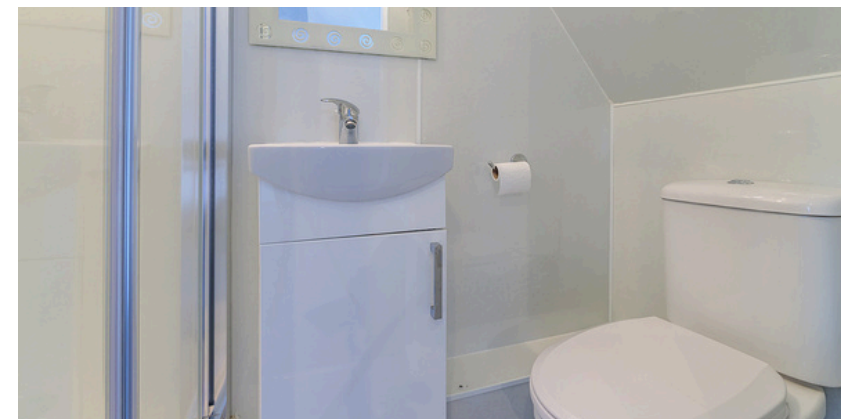
- Eye-catching Traditional Stone Built Exterior
- Five Bedrooms over two floors
- Original Timber Sash Windows & Casement Units
- Located In A Desirable Residential Area
- Versatile Layout With Lots of Possibilities
- Generous Size Living Room
- Modern Fitted Kitchen
- Separate Dining Room
- En-Suite In Master Bedroom
- Space for Off-Road Private Parking

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 deceptively big, delightful, stone-built detached house on Gordonville Road offers a rare opportunity to own a characterful property in one of Inverness's most desirable residential areas. The property's exterior is instantly striking, with its traditional stone façade and welcoming steps leading to the timber-framed front door, setting the tone for the charm within. The front garden, neatly laid with stone chips and bordered by a small concrete wall, provides a lovely first impression. Inside, the home opens up into a spacious and versatile living room, a large and airy space that invites endless possibilities for furniture placement. The room is bathed in natural light from the substantial alcove window at the front, complemented by a smaller window overlooking the serene back garden. The neutral décor, including soft grey carpeting, offers a blank canvas ready for your personal touch.

Down the corridor, the modern kitchen is both functional and stylish. Featuring sleek grey cabinets, integrated appliances and a spacious design, it can easily accommodate a large dining table and chairs or perhaps some comfortable seating for relaxing. The Kitchen flows effortlessly into the adjacent dining room. This dining area, with its large windows and neutral tones, is perfect for hosting family meals or intimate gatherings in its own private room. Alternatively this space could also be utilised as another good sized double bedroom if desired. The ground floor also hosts 2 current bedrooms. A generously sized double, equipped with large front-facing window and built-in cupboard, is packed with practicality and charm and a smaller single which could be ideal for a home office or guest room. Also on the ground floor you'll find a convenient shower room, with modern corner shower cubicle, toilet and sink, making the space as practical as it is inviting.

The winding carpeted staircase leads to the first floor, where three more bedrooms await. There's a large master bedroom, with its ample space and en-suite shower room, offering a private retreat, while the additional double bedrooms are equally bright and comfortable. The first-floor bathroom, complete with a modern suite and an electric shower over the bath, adds to the home's family-friendly appeal. The exterior of the property is as versatile as the interior.

The back garden, primarily laid with stone chips and featuring a small terraced lawn area, provides plenty of scope for further landscaping or garden projects. The side of the property boasts a timber-framed carport, offering sheltered parking and additional convenience with rear vehicular access to the garden and home. Whilst the property does require some attention to issues such as damp and woodworm, it remains a substantial and promising home, brimming with potential. Its close proximity to the River Ness and Inverness city centre enhances its appeal, making it an ideal choice for a large family home or a property with scope for further development or conversion into individual residences. This charming house presents a unique opportunity to create a truly special home in a sought-after location.

ABOUT INVERNESS

Inverness, the capital of the Scottish Highlands, offers an enchanting blend of history, culture and natural beauty, making it a prime destination for home buyers. The city's charm combines old-world allure with modern amenities. Inverness Castle, overlooking the river, provides a glimpse into the city's past, while the bustling city centre features contemporary shops, restaurants and cafes. Inverness boasts a range of excellent schools, healthcare services and a low crime rate, ensuring a high quality of life. Outdoor enthusiasts will find Inverness a paradise, with easy access to the Highlands' vast wilderness for hiking, cycling and wildlife spotting.

The city is also the gateway to the North Coast 500, Scotland's ultimate road trip, offering breathtaking coastal scenery. Culturally, Inverness thrives with numerous art, music and sporting festivals and events. The Eden Court Theatre and Cinema is a hub for performing arts, while local museums and galleries celebrate the region's heritage. With excellent transport links, including an international airport, Inverness is well-connected for travel. The city's blend of natural beauty, cultural vibrancy and modern living makes it an attractive choice for settling in the Scottish Highlands.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: E

EPC Rating: D (60)

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.




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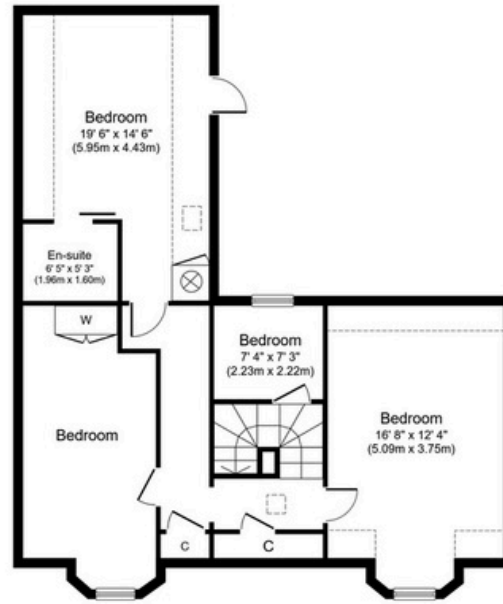
 3

 169 m²





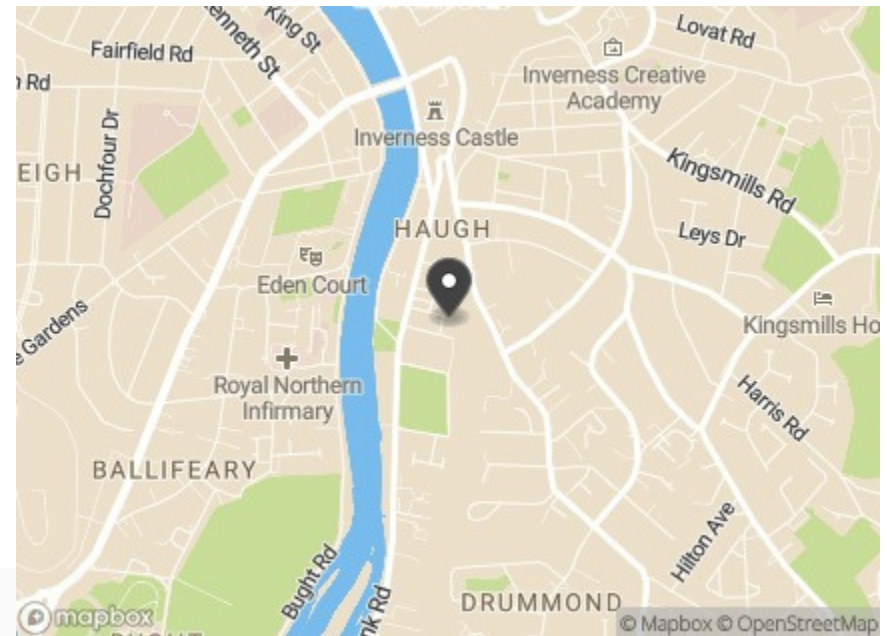
Ground Floor
Approximate Floor Area
1,005 sq. ft.
(93.3 sq. m.)



First Floor
Approximate Floor Area
842 sq. ft.
(78.2 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		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			
		60	
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			
			80
			50
England, Scotland & Wales		EU Directive 2002/91/EC	



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