



Inverarnie, Inverness, IV2 6XA

Offers Over £150,000

Hamish

www.hamish-homes.co.uk | 01343 331100



Hamish
PROPERTY PROFESSIONALS



- Traditional Three Bedroom Semi-detached Bungalow
- Quiet Rural Location Close To Inverness
- Ideal For Property Developer or Keen Renovators
- Endless Renovation Potential
- Set In Large Garden Grounds
- Detached Garage and Shared Driveway
- Spacious Living Areas
- Home Report Available On Request
- Viewings By Appointment, 7 Days A Week
- 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



If you've ever dreamed of completely transforming a traditional cottage, set in an idyllic rural location, with expansive garden grounds that encircle the home, then this highly sought after semi-detached bungalow is the property you've been waiting for. Nestled in the serene hamlet of Inverarnie, less than 20 minutes drive from Inverness, this property is absolutely brimming with potential. With its solid traditional structure and generous 3-bedroom layout, this place is just waiting for a visionary buyer to breathe new life into its walls.

The spacious living room, bathed in natural light from the large front window, offers an inviting space that could be transformed into a modern haven. The adjoining dining room is currently connected by sliding doors that could easily be removed or opened up to create a contemporary open-plan living space, perfect for entertaining and family gatherings.

The kitchen, another vast room with ample possibilities, is so big it could be reimagined into a sleek, modern kitchen-diner, allowing the current dining room to serve as a second sitting area or a seamless extension of the living room. The kitchen is currently furnished with traditional cabinets and has all necessary plumbing and fittings for all cooking and washing requirements.

The property benefits from having three double sized bedrooms, each with existing radiators, that will provide generous space for restful retreats. With thoughtful renovation, these rooms could become luxurious sanctuaries of comfort and style. The bathroom, with space for a bath tub, sink and toilet, presents a canvas for a chic, modern upgrade.

Outside, the impressive garden grounds offer a blank canvas to create your own private oasis. Whether you envision a beautifully landscaped garden, a productive vegetable patch, or a tranquil retreat with outdoor seating areas – or all of the above - the possibilities are endless. The gardens to both the front and rear of the home are a terrific size and enclosed by fencing, perfect for children or pets to play in safety. The detached garage, multiple wooden outbuildings and shared driveway add to the practicality of this property.

This cottage is a dream for property developers or those with a passion for renovation, providing a rare opportunity to create a truly stunning countryside retreat. Its peaceful rural setting, combined with the proximity to Inverness, makes it an ideal location for those seeking the tranquillity of country living with the convenience of city amenities nearby. With every detail waiting to be customized, this property offers the chance to craft a home that is truly unique and tailored to your vision and style. Demand for this property is sure to be high so don't miss the chance to turn this hidden gem into your beautiful home.

ABOUT INVERARNIE

Inverarnie is a peaceful village just 10 miles south of Inverness. Surrounded by rolling hills and picturesque countryside, a home here would be a tranquil retreat that's still conveniently close to the amenities of the city. One of the village's key attractions is its stunning natural setting. With easy access to forests, rivers, and walking trails, it's a paradise for nature lovers and outdoor enthusiasts. The area is perfect for hiking, cycling and wildlife watching, offering a true taste of Highland living.

Despite its rural charm, Inverarnie is well-connected, just a short distance from the capital of the Highlands, Inverness. This allows residents to enjoy the best of both worlds, the peace and quiet of village life with all the shopping, entertainment, schools and healthcare provisions of a big city. It's also well connected with the main A9 route nearby and Inverness Airport, with national and international flights, just a 30 minute drive away. For families, retirees or anyone seeking a slower pace of life, Inverarnie provides an idyllic setting to make a home. The village's combination of natural beauty, community spirit and proximity to Inverness makes it an attractive option for those looking to buy property in the Highlands.

GENERAL INFORMATION:

Services: Mains water, septic tank, electric and oil.

Council Tax Band: D

EPC Rating: G (09)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: Sold as seen



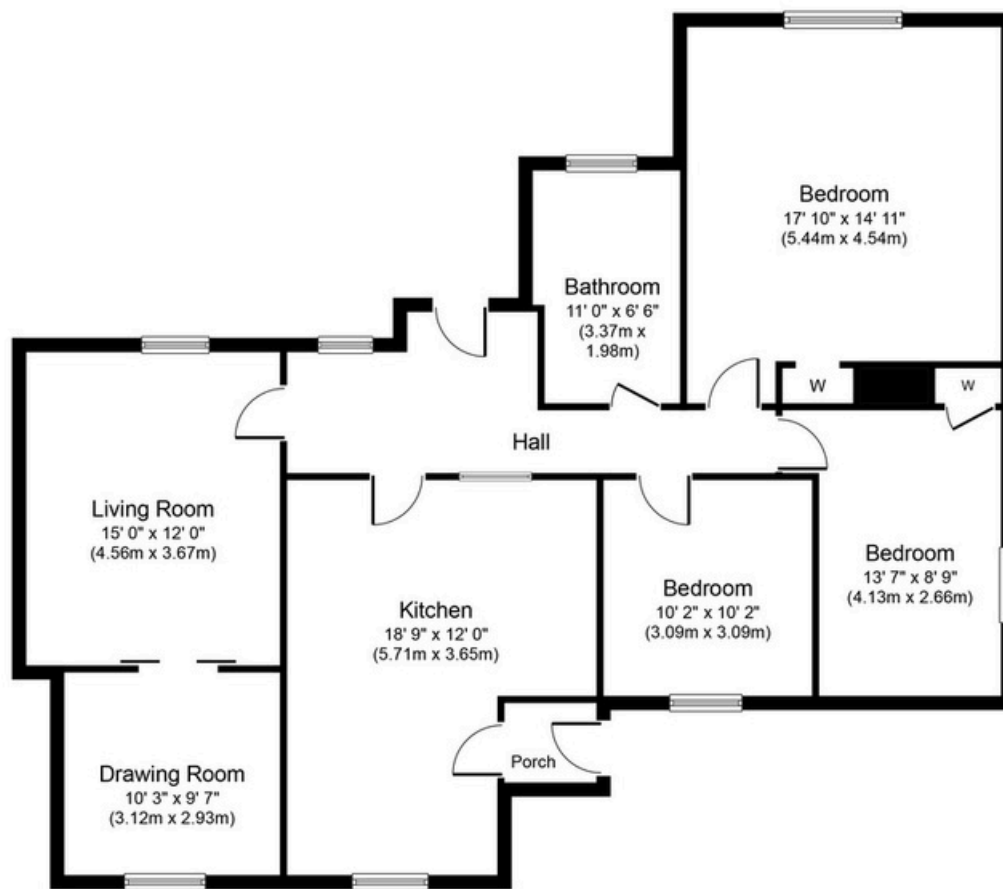


3

1

101 m2

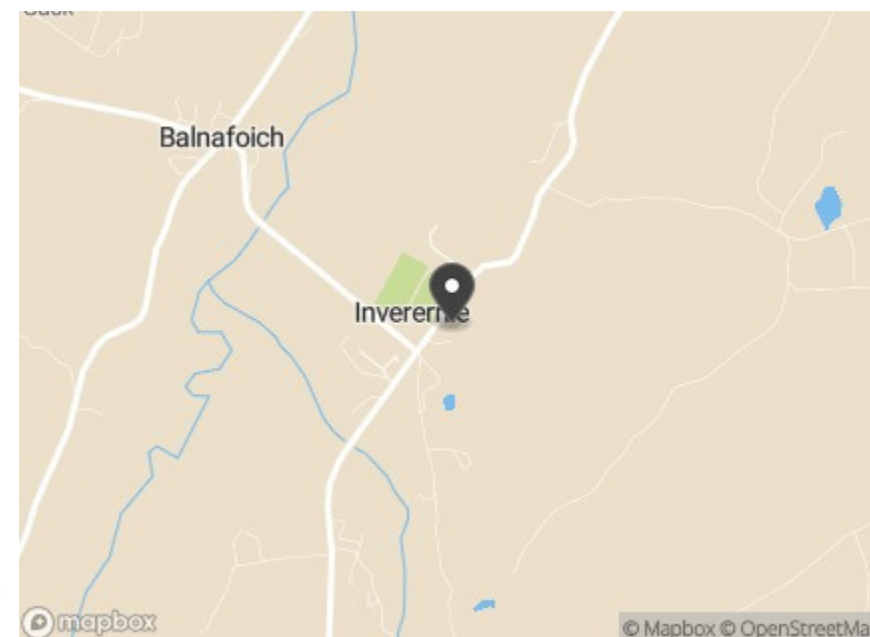
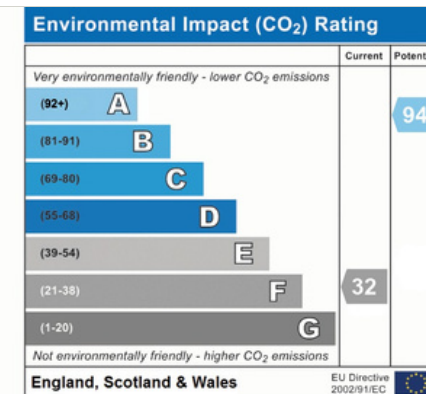
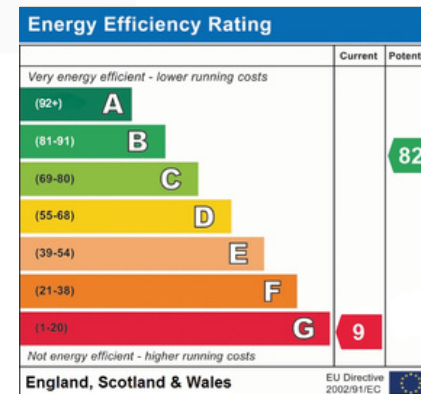




Approximate Floor Area
1,250 sq. ft.
(116.1 sq. m.)

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.

Copyright V360 Ltd 2024 | www.houseviz.com



Hamish, Park House Centre, South Street, Elgin, IV30 1JB

www.hamish-homes.co.uk | 01343 331100