



Wester Inshes Drive, Inverness, IV2 5HG

Offers Over £300,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Spacious Detached Three Bedroom Bungalow
- Quiet Location With Views Over Ben Wyvis
- Close to Local Amenities & City Centre
- Gas Central Heating
- Full Double Glazed PVC Windows
- Generous Kitchen with Integrated Appliance
- Master Bedroom with En-Suite
- Large Rear Garden with Lawn & Decking Area
- Private Driveway for Off-Street Parking
- Opportunity to Modernise & Add Value

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 inviting three-bedroom detached bungalow in the sought-after Wester Inshes area of Inverness offers a wonderful opportunity for families or professionals looking to make their mark. Built 21 years ago, this home is brimming with potential, featuring a generous garden and spacious living areas. With its private driveway and versatile interior layout, this home is ideal for anyone who values space and privacy, yet seeks the convenience of being close to Inverness city centre.

Step inside and you'll immediately appreciate the welcoming, spacious hallway with warm wood laminate flooring that sets the tone for the rest of the home. The living room, a bright and comfortable space, features a large front-facing window, filling the room with natural light. There's plenty of room for sofas and additional furnishings, making this an inviting space to relax or entertain. A well-placed radiator beneath the window ensures the room stays cosy year-round.

The kitchen is also a generous size, with traditional wooden-style cabinetry providing plenty of storage. Red-tiled splashbacks add a pop of colour, while integrated appliances and a stainless-steel sink with draining board ensure practicality.

The bungalow features three well-proportioned bedrooms. The master bedroom is bright and spacious, complete with a built-in wardrobe with mirrored doors and an en-suite shower room. The second bedroom is a good-sized double and also benefits from a built-in wardrobe, offering plenty of storage. The third bedroom which is slightly smaller, would make an ideal nursery, children's room, guest room, or a home office. The family bathroom is fitted with a traditional three-piece suite, featuring a bath, WC and wash hand basin along with wooden cabinets that provide useful storage space. While there's no shower currently, the bathroom offers ample room for modernisation, allowing you to add your own personal touch.

Outside, the property boasts a tarmac and lock block driveway, offering off-street parking for multiple vehicles. The garden to the front is laid to lawn and blends seamlessly with the open-plan design of the surrounding neighbourhood. The side of the house is paved, leading to the large garden shed, perfect for additional storage needs. The back garden is a real highlight of this property. A raised decking area extends from the back door, providing an ideal spot for outdoor dining or relaxing in the sun. The rest of the garden is mainly laid to lawn, creating a spacious and safe area for children or pets to play, helped by the addition of a tall wooden fence ensuring privacy for the whole family.

The home is in move-in ready with opportunity for some cosmetic updates and modernisation, it presents an exciting prospect for those looking to create their dream home. With a little vision and care, this bungalow could become a fantastic family residence in a quiet, established area of Inverness.

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: C (75)

Entry Date: Early entry available

Home Report: Available on request.

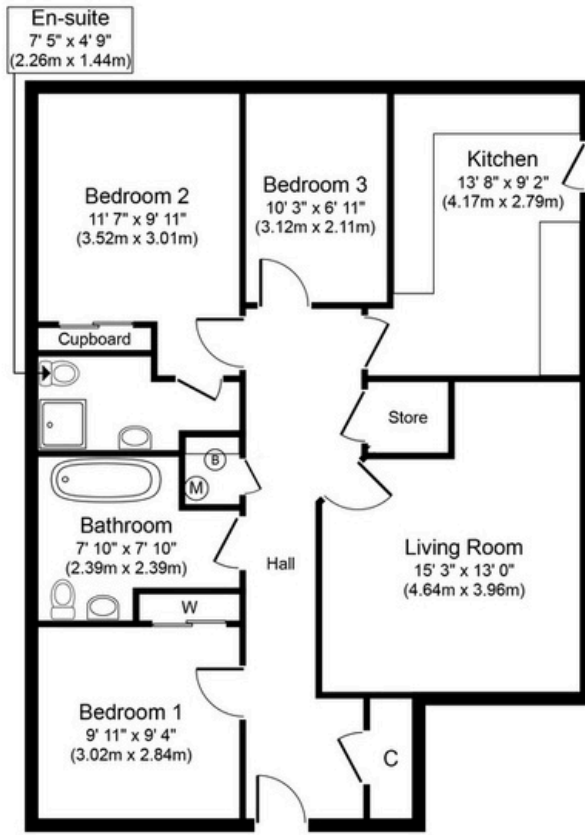
Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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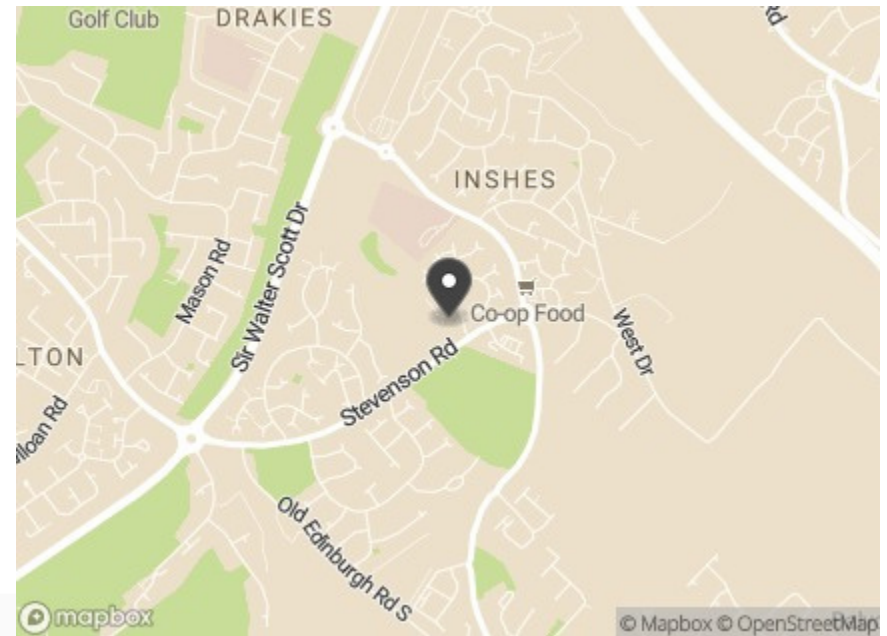




Approximate Floor Area
896 sq. ft.
(83.2 sq. m.)

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	75	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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