



Drummossie Road, Inverness, IV2 7AN

**Offers Over £170,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Great Location Near Inverness City Centre
- New Development With Excellent Parking Facilities
- Open-Plan Living Area Filled With Natural Light
- Freshly Decorated In Light, Neutral Tones Throughout
- Sleek White Kitchen Cabinets With Chrome Fittings
- Integrated Gas Hob, Oven & Extractor
- 2-Double Bedrooms Both with Built In Wardrobes
- Contemporary Bathroom
- Move-In Ready, Perfect for 1st-Time Buyers
- Quiet, Well-Maintained Residential Area

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](mailto:askhamish@hamish-homes.co.uk)



This modern ground-floor flat offers an ideal blend of contemporary design and comfort, located within a new, quiet residential development just outside Inverness. As you step into the apartment, a bright hallway guides you towards the open-plan lounge and kitchen, the true heart of the home. This space is perfect for both unwinding and hosting guests, with its well-thought-out design.

The lounge area offers a cozy, inviting atmosphere thanks to the soft, plush carpeting underfoot. Neutral cream walls provide a clean backdrop, ready for your personal touch, while large windows allow natural light to fill the room, creating a bright and open feel. This space easily adapts to your lifestyle, whether it's a quiet evening in or entertaining friends.

Seamlessly connected to the lounge, the modern kitchen is as stylish as it is functional. It features sleek white cabinets with polished chrome handles and offers ample storage for all your kitchen essentials. An integrated gas hob, oven and extractor hood make cooking a joy while the generous worktop space ensures you have plenty of room for meal preparation. This well-equipped kitchen, with space for a table and chairs, makes it easy to balance both cooking and socializing in a comfortable, contemporary environment.

Both bedrooms provide comfort and practicality, with the main bedroom featuring a built-in wardrobe with mirrored sliding doors for ample storage. The second double bedroom, decorated in light blue tones, also benefits from built-in wardrobe space, making it perfect as a guest room or home office.

The bathroom is sleek and modern with white fittings and cream walls complimented by grey wall panelling around the bath. The choice of a long soak in the tub or a quick wash in the accompanying electric shower overhead, is all yours. The space is well-designed with a clean, neutral look and practical layout.

Throughout the property efficient gas central heating and double-glazed windows ensure warmth and energy savings year-round. Outside, you'll find dedicated parking along with ample visitor spaces while the communal areas, including bin stores, are well-maintained and easily accessible.

Located close to Inverness city centre and local amenities, this property is ideal for those looking for a stylish, low-maintenance home. Whether you're a first-time buyer, downsizing or investing in a rental property, this flat offers modern living in a peaceful, convenient 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.



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PROPERTY PROFESSIONALS



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63 m2

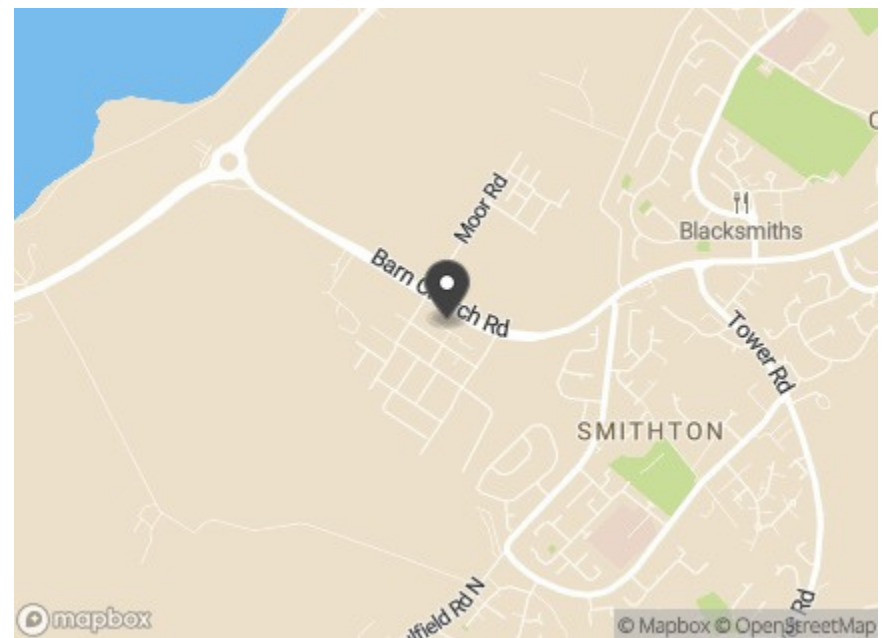




**Approximate Floor Area**  
**830 sq. ft**  
**(77.09 sq. m)**

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	<b>A</b>		(92+)	<b>A</b>	
(81-91)	<b>B</b>		(81-91)	<b>B</b>	
(69-80)	<b>C</b>		(69-80)	<b>C</b>	
(55-68)	<b>D</b>		(55-68)	<b>D</b>	
(39-54)	<b>E</b>		(39-54)	<b>E</b>	
(21-38)	<b>F</b>		(21-38)	<b>F</b>	
(1-20)	<b>G</b>		(1-20)	<b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>82</b>			<b>85</b>
England, Scotland & Wales			England, Scotland & Wales		
		EU Directive 2002/91/EC			EU Directive 2002/91/EC



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Kintail House, Beechwood Park,  
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