



Ardness Place, Inverness, IV2 4QJ

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- Semi-Detached With Spacious Conservatory
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- Stylish Sitting Room With Decorative Fire
- Well-Laid Out Traditional Style Kitchen
- Versatile Ground Floor Bedroom
- Ground Floor Fully Tiled Shower Room
- Additional Convenient First Floor Toilet
- Two Double Bedrooms On Upper Level
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Found in a peaceful Lochardil cul-de-sac, 29 Ardness Place welcomes you with a front garden finished in resin and gravel and providing generous space for parking. Inside, an extended layout brings together a large light-filled conservatory, flexible rooms and a design that adapts beautifully to family needs.

The sitting room makes a bold first impression with deep dark blue walls offset by crisp white cornicing and warm wood laminate flooring. A decorative electric fire set within a substantial white surround, forms a classic focal point, while timber skirtings tie the scheme together. The proportions comfortably accommodate sofas and furniture, creating an inviting space for everyday living. The conservatory is reached through double doors from the sitting room, creating a generous extension to the living space. Windows wrap around the room above low dwarf walls, topped with a polycarbonate roof that keeps the space bright throughout the day. Cream painted walls and wood laminate flooring add to the light, neutral feel, while patio doors open directly to the rear garden, making this a versatile spot for seating, dining or simply enjoying the outlook.

The kitchen adopts a traditional style, fitted with wooden fronted cabinets and light acrylic worktops, with tiling around the preparation areas for easy cleaning. A stainless steel sink is positioned beneath the window, while appliances include a built-in oven at eye level with a gas hob alongside and extractor hood above. Light coloured tiled flooring completes the room, and a rear door provides direct access to the garden.

Between the sitting room and kitchen, the dining area provides a useful link between the two main rooms. With patterned wallpaper and laminate flooring, this compact space easily accommodates a family dining table and is kept warm by a radiator on the long wall. The ground floor bedroom is a comfortable double, finished in light neutral tones that keep it bright and versatile. A soft cream carpet adds warmth underfoot, while a wide window draws in natural light and has a compact radiator beneath. It's a practical option as a guest room, a bedroom for those who struggle with stairs or even as a home office.

Next door, the family shower room is a modern, fully tiled space. A corner cubicle with mains shower offers everyday convenience, complemented by a large vanity unit that incorporates the sink and useful storage cupboards below. A large wall mounted mirror above enhances the sense of light, while a tall chrome towel radiator ensures the room stays warm and welcoming.

The first floor is reached via a carpeted staircase that continues onto the small landing, giving access to two further bedrooms and the compact WC. The larger of the two bedrooms makes a statement with textured dark green wallpaper, creating a dramatic yet calming atmosphere. A Velux rooflight on the sloping ceiling brightens the room, while a triple wardrobe with mirrored sliding doors provides generous storage. The second bedroom is a smaller double, simply finished in light decorative wallpaper with a cream carpet and its own Velux rooflight above. Completing this level is a compact WC, neatly fitted with a toilet and sink set into a small vanity unit.

The gardens have been designed for easy upkeep, with resin and gravel finishes to the front, side and rear. The rear garden offers space for seating and outdoor dining, complemented by secure fencing and mature boundaries that frame the plot.

29 Ardness Place is a versatile home in a popular Inverness location. With its spacious conservatory, three bedrooms, low-maintenance gardens and private parking, it suits buyers seeking comfort close to the city while enjoying the charm of Lochardil. Contact Hamish Homes today to arrange your personal viewing to see first hand the flexibility and appeal this home offers.

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.



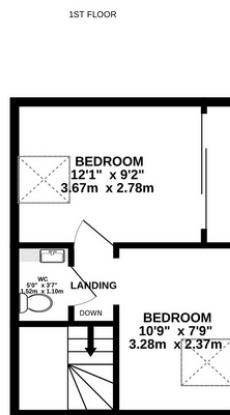
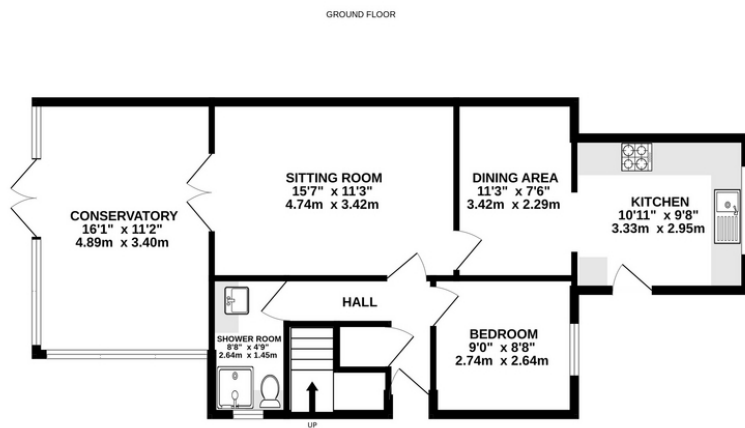


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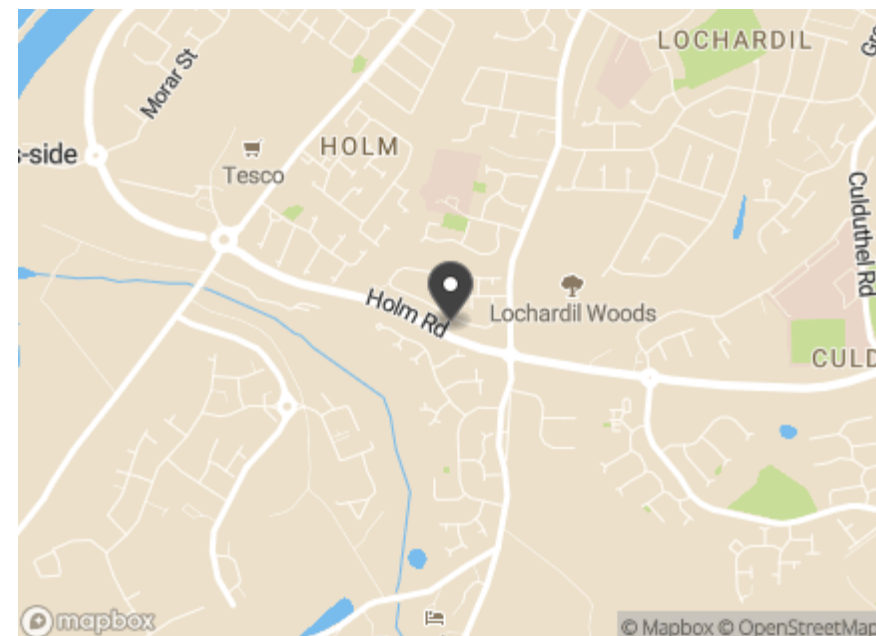
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		71			70
		77			72
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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