



Sullivan Street, Inverness, IV2 7BD

Offers Over £315,000

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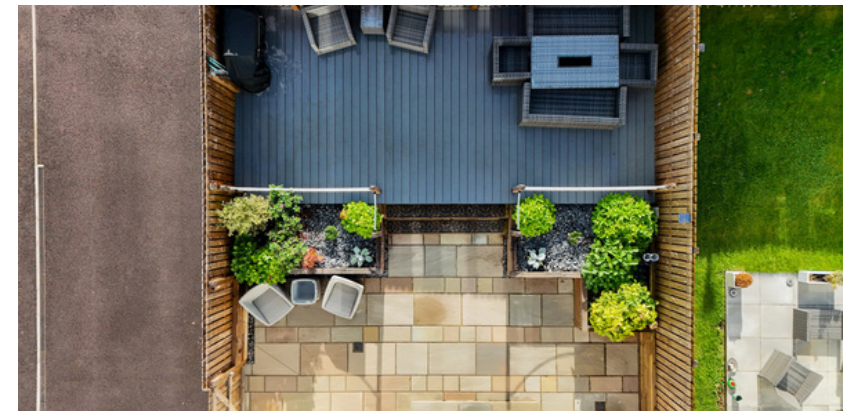


- Detached Home On Quiet Cul-De-Sac
- Tarmac Driveway With Off-Street Parking
- South-East Facing Roof Solar Panels
- Large Kitchen With Integrated Appliances
- Four Bedrooms, Master With En Suite Shower
- Modern Home Built in 2023
- Secure Rear Garden With Two-Level Decking
- Double Glazed Windows Throughout Property
- Convenient Utility Room & Ground Floor WC
- Easy Reach Of City Centre Amenities

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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



Light, space and thoughtful design come together in this four bedroom detached home tucked into a quiet cul-de-sac in Stratton. Just two years old, it offers a modern layout, low maintenance garden spaces and smart energy saving additions, making it ideal for families wanting to live in a well connected area close to Inverness.

A neat front lawn with paved pathway leads to the entrance, where you're welcomed by a bright hallway laid with soft grey carpet. Immediately off the hall is a cloakroom WC, perfect for visitors and practical for daily use. At the end of the hallway sits the heart of the home, a spacious kitchen and dining area designed for both daily life and social gatherings.

The kitchen features modern grey cabinets with wood worktops and tiled splashbacks in a white and grey finish. Under-cabinet lighting highlights the worktops and adds a subtle glow across the space. A black composite sink with a Prima + 3 in one boiling water tap is set into one side of the kitchen, while the gas burner hob sits separately with a sleek black extractor hood above. On another wall, a tall bank of units houses the integrated oven and microwave at eye level, alongside a designated space for an American style fridge freezer. The centre of the room offers plenty of space for a family dining table and chairs. A bright rear window and a set of glazed double doors bring in natural light and lead directly out to the garden.

Just off the kitchen, the utility room continues the design theme with matching cabinets and worktop space, along with room underneath for a washing machine and tumble dryer, ensuring chores are kept neatly out of sight.

To the front of the property, the sitting room offers a cosy yet flexible layout with crisp white walls, a deep grey carpet and large front window bringing in natural light. It's a comfortable space for relaxing, entertaining or working from home.

Upstairs, the main bedroom is a generous double with clean, neutral walls and soft grey carpet underfoot. A large built-in triple wardrobe provides plenty of storage, with the central door mirrored to reflect light through the room. The en-suite shower room is finished in white and grey tones, with a tiled walk-in enclosure, mains fed shower, toilet and basin, making it a practical and private addition to the space.

The second bedroom is another generous double, also finished in a neutral palette with grey carpet underfoot. It includes a built-in wardrobe with mirror fronted sliding doors and a window that draws in natural light.

The third bedroom, also a double, mirrors the same bright white interior and fitted mirrored wardrobe, offering flexibility for family use, overnight visitors or shared siblings.

The fourth bedroom is smaller in size but still bright and functional, with white painted walls, a window for natural light and the same consistent grey carpet. It would work well as a nursery, a home office or a dedicated dressing room, depending on the needs of the household.

The main bathroom includes a full size bath with a mains fed shower above and a chrome edged sliding screen alongside to prevent splashing. A pedestal sink sits next to the bath, with a mirrored cabinet mounted above for essential storage. The toilet is positioned neatly beneath a frosted window, allowing in natural light while maintaining privacy. The room is finished in clean white tones, with grey laminate flooring adding a practical touch underfoot.

The home includes four photovoltaic solar panels on the south-east facing roof, helping reduce energy bills and support greener living. The loft is accessed via a loft ladder and is partially floored and there is lighting, ideal for additional storage. Central heating is provided by a wall mounted Logik combi boiler, with water-filled radiators throughout and hot water on demand.

Outside, the rear garden offers a low maintenance setup with plenty of room to enjoy. A paved patio lies directly outside the kitchen, with steps leading up to a spacious raised deck which is ideal for outdoor dining, relaxing or entertaining. A tall timber fence encloses the space, providing privacy and shelter. To the side, the tarmac driveway offers private off-street parking, while a timber lean-to store provides handy external storage. This is a smart, move-in ready home in a location that balances peace and convenience. Stratton offers quiet residential surroundings while still being within easy reach of Inverness city centre and all major amenities. Don't delay, homes of this calibre, age and layout don't often appear in this area often. Contact Hamish Homes now as early viewing is strongly recommended.

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.





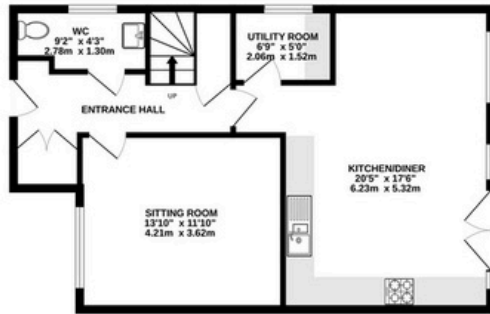
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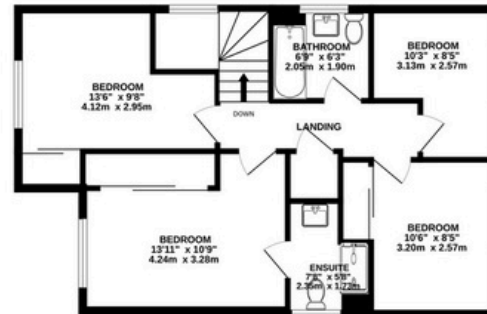
 106 m2



GROUND FLOOR



1ST FLOOR



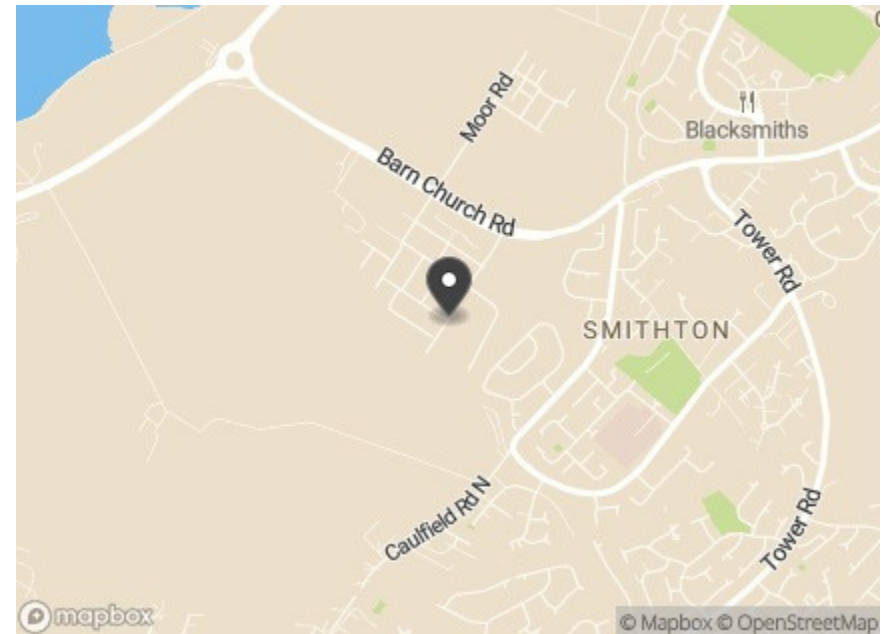
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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