

23 Dellness Park

INVERNESS, HIGHLAND, IV2 5HF



*SPACIOUS 3-BED SEMI – IDEAL STARTER
HOME, UPSIZE, OR INVESTMENT*



01463 211 116

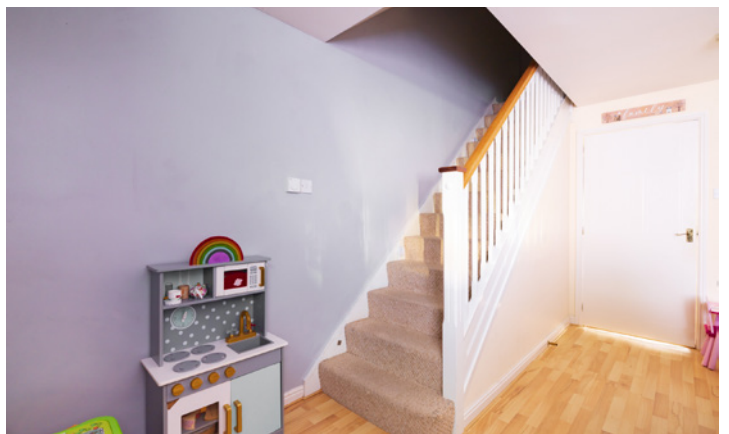


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23 Dellness Park is a fantastic three-bedroom semi-detached family home in the popular Inshes area of Inverness, offering bright, spacious living – an ideal starter home, upsize, or investment opportunity.

The ground floor features a large, light-filled lounge, perfect for relaxing or entertaining. The kitchen includes a dining area with patio doors that open directly onto the rear garden, creating a great space for family meals or summer gatherings. There is also a convenient WC on this level, adding to the home's practicality.

The Property



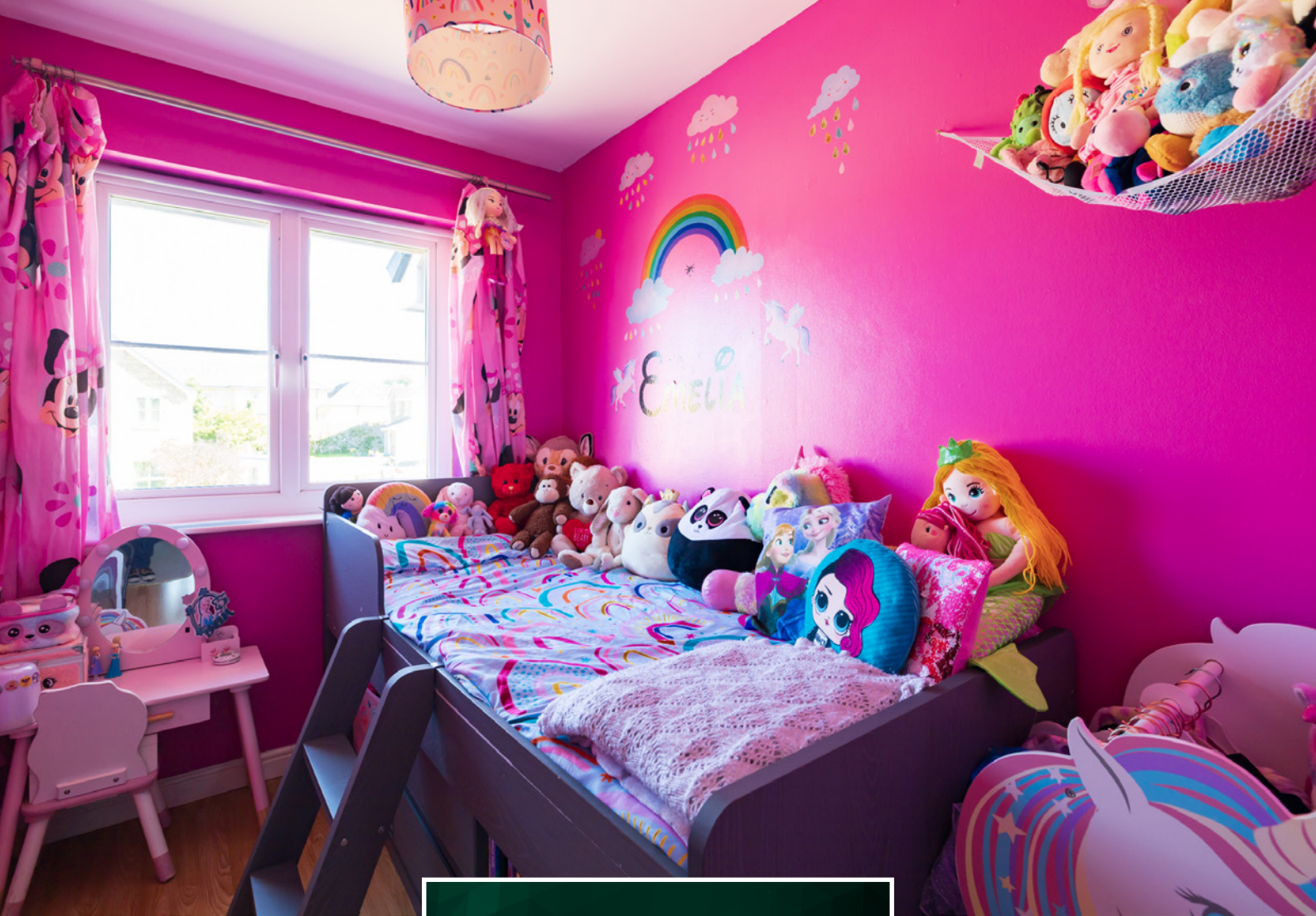
Upstairs, the property offers two generous double bedrooms, including a primary bedroom with an en-suite shower room for added comfort and privacy. The third bedroom, slightly smaller, is perfect for guests, a home office, or younger family members. The first floor is completed by a well-appointed family bathroom with a bath suite, ideal for unwinding at the end of the day.





Bedroom 2

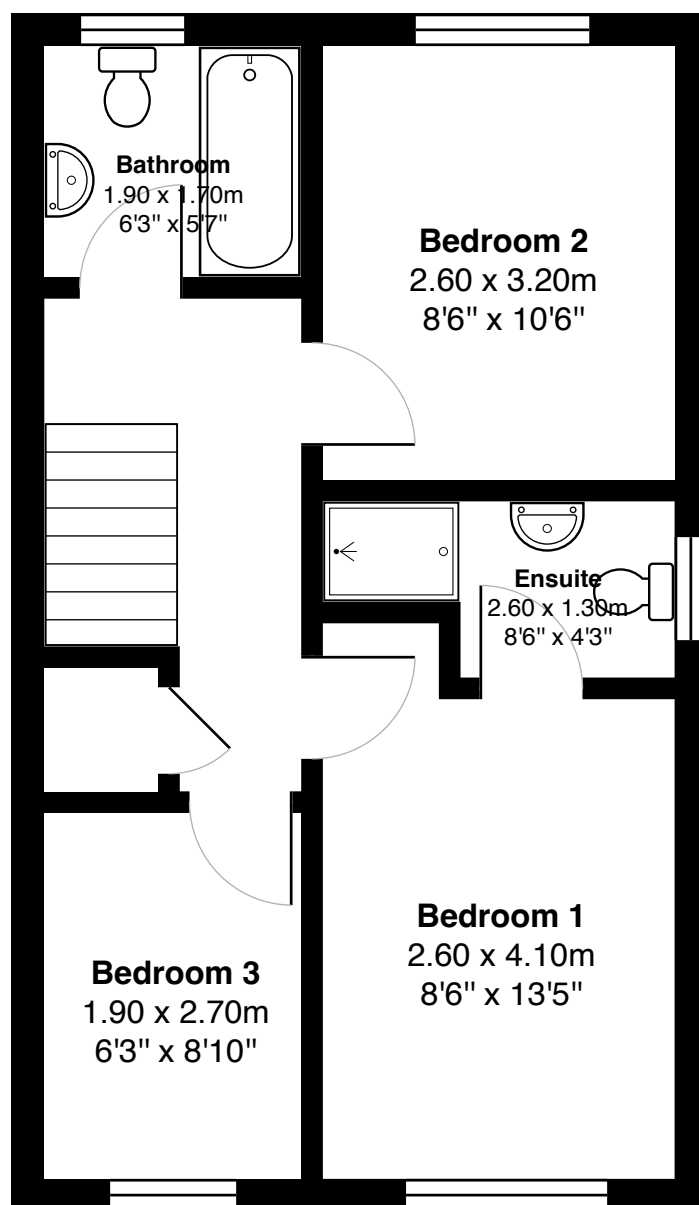
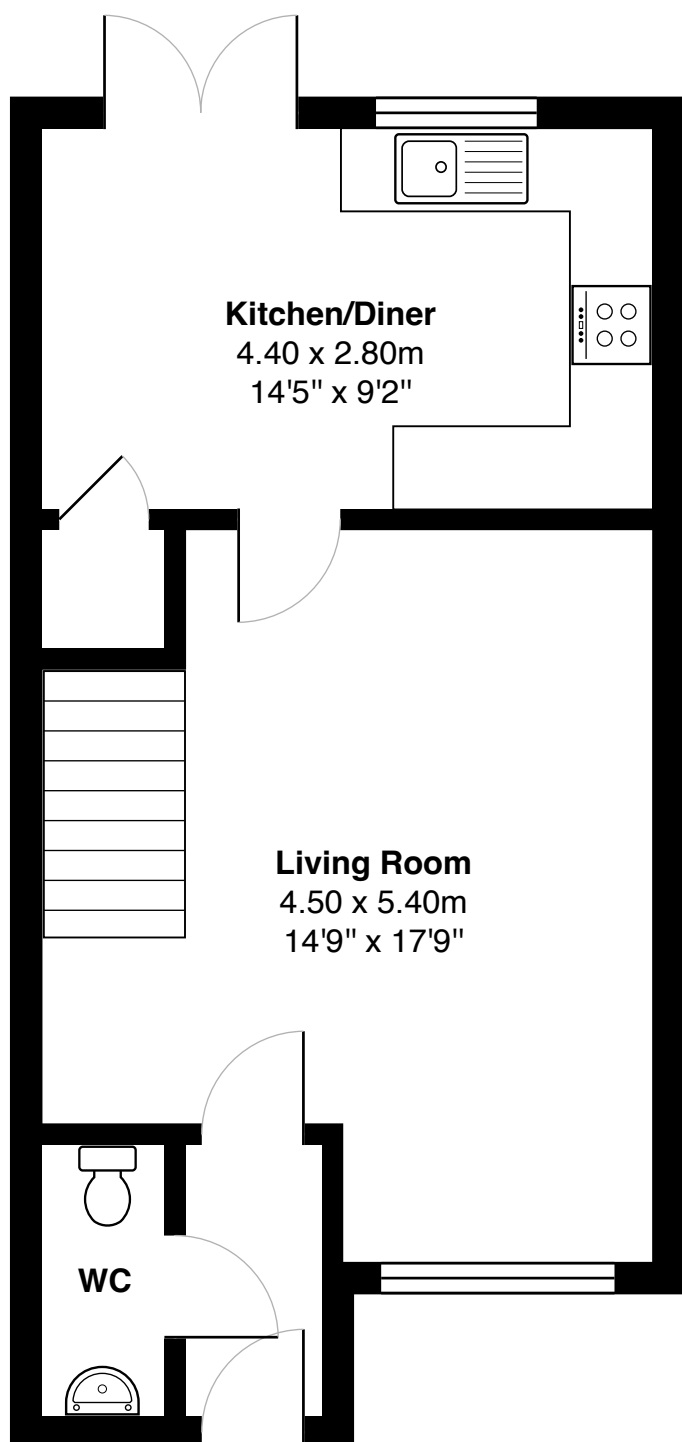




Bedroom 3







Gross internal floor area (m²): 76m²

EPC Rating: C



Externally, this home benefits from driveway parking for multiple cars to the front, providing easy access for the whole household. The rear garden is level and enclosed, featuring a patio area, perfect for outdoor dining or relaxing, and a substantial summer house, currently used as a home gym – offering excellent versatility for a range of uses.

This property presents a fantastic opportunity for families or investors looking for space, convenience, and flexibility in a desirable Inverness location.

The Property

“...THE REAR GARDEN IS LEVEL AND ENCLOSED, FEATURING A PATIO AREA, PERFECT FOR OUTDOOR DINING OR RELAXING, AND A SUBSTANTIAL SUMMER HOUSE, CURRENTLY USED AS A HOME GYM – OFFERING EXCELLENT VERSATILITY FOR A RANGE OF USES...”





23 Dellness Park is situated in the highly desirable Inshes area of Inverness, a modern residential community known for its excellent amenities and convenient connections. Inshes offers a superb quality of life, making it a perfect choice for families, professionals, and those seeking a balanced lifestyle close to both nature and city life. The property benefits from excellent local amenities, with Inshes Retail Park just a short distance away, offering two major supermarkets, a petrol station, a nursery, and Bannatyne's Health Club – ideal for fitness enthusiasts. The area also boasts Inshes Park, perfect for family outings, and a children's playpark within the development itself. Families will appreciate the proximity to well-regarded schools, with primary education available at Inshes Primary School and secondary pupils attending the nearby Millburn Academy, one of the most respected schools in the region.

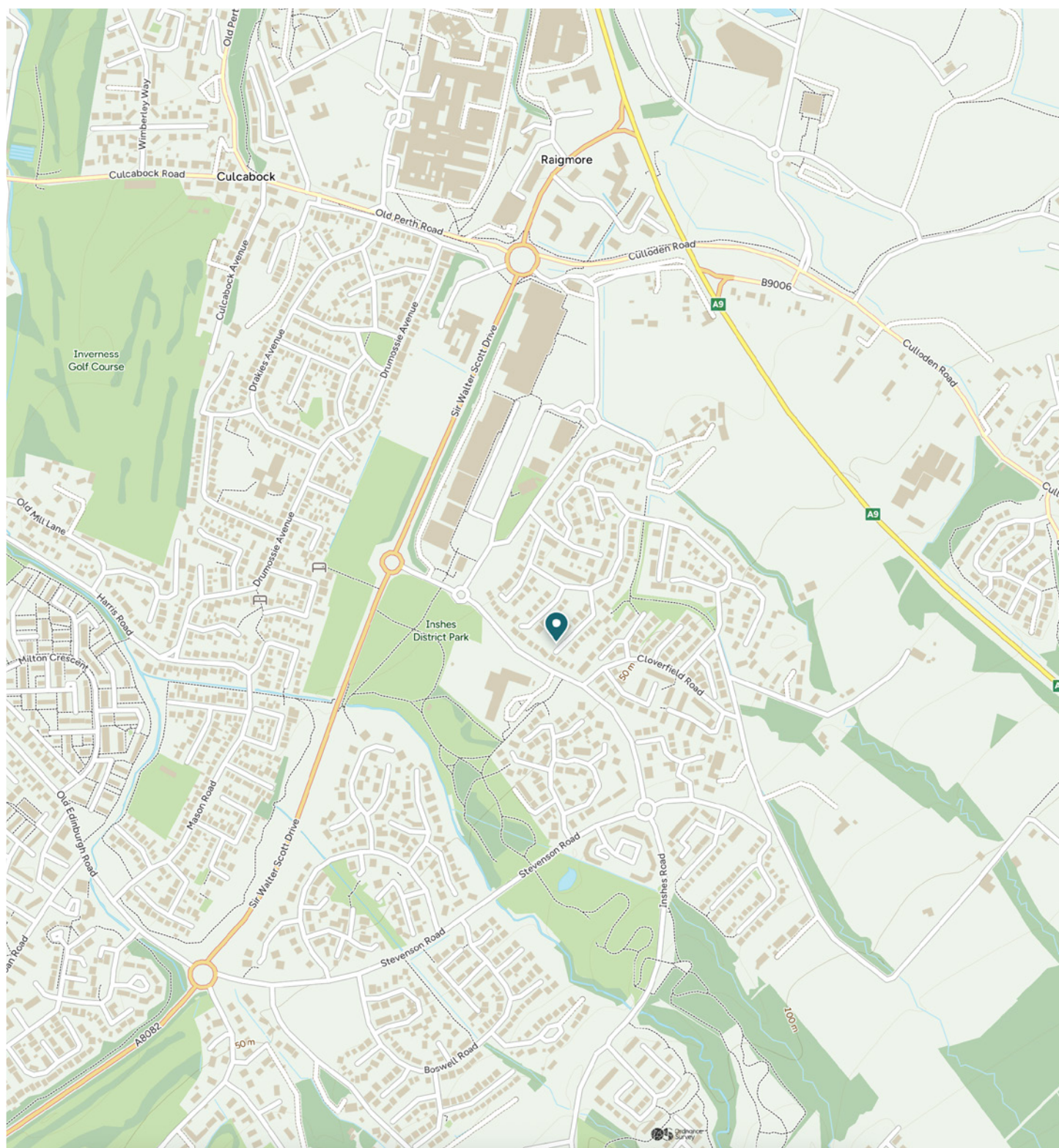
For commuters, the location is particularly advantageous. The Southern Distributor Road provides quick access to key employment hubs like Raigmore Hospital, Lifescan, Police Headquarters, and Beechwood Business Park. Regular bus services are routed nearby, ensuring easy access to the city centre, which is just a short drive away.

The Location



Inverness itself is one of Scotland's most sought-after places to live, offering a unique blend of city convenience and stunning Highland scenery. Known as the capital of the Scottish Highlands, it boasts a safe, family-friendly environment and excellent transport links. The central railway station connects to major Scottish cities like Edinburgh, Glasgow, and Aberdeen, while Inverness Airport, just 20 minutes away, offers flights to London and other key UK destinations. Outdoor enthusiasts will appreciate the area's easy access to a wide range of activities, from hillwalking and mountain biking to water sports on the nearby Loch Ness or Moray Firth. With the A9, A82, and A96 roads connecting you to the rest of Scotland, Inshes is a fantastic base for exploring everything the Highlands have to offer.

The Location



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