



## 4 THISTLE ROAD INVERNESS, IV2 3SF

£205,000

\*\*\*\*\*CLOSING DATE NOW SET THURSDAY 25TH APRIL AT 12 NOON\*\*\*\*\*

Welcome to Thistle Road, Inverness - a charming corner plot house that is sure to capture your heart! This delightful property boasts 1 reception room, 3 cosy bedrooms, and a well-appointed bathroom, making it an ideal family home in a sought-after location.

Situated in a desirable area, this house offers not only a comfortable living space but also easy access to great local schools, perfect for families with children. The corner plot provides a sense of privacy and ample outdoor space for gardening or entertaining guests.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a property close to excellent educational facilities, this house on Thistle Road ticks all the boxes. Don't miss out on the opportunity to make this lovely house your new home sweet home!



**home sweet home**  
estate agents  
your local property experts

## 4 THISTLE ROAD

- 3 BEDROOM DETACHED HOUSE • POPULAR DRAKIES AREA • IDEAL FAMILY HOME • GOOD SIZED CORNER PLOT • MOVE IN CONDITION • STYLISH KITCHEN • SPACIOUS GARDEN • COUNCIL TAX BAND D • EPC BAND D



This 3 bedroom semi detached house is located in the popular Drakies area of Inverness and benefits from a spacious corner plot. The property comprises on the ground floor of a hall, living room and a modern kitchen/diner . On the first floor there are three double bedrooms and a bathroom. Externally there is a driveway and garden area to the front and low maintenance rear garden with decked areas and there is a detached garage. The property is an ideal family home in a desirable area.

The property is located within the Drakies area of Inverness. Drakies is an established and desirable residential area with excellent local amenities and services. It is in close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes retail park and Beechwood business park. There are local amenities at Inshes Retail Park including a supermarket and petrol station, chemist, home store, gym. Additional amenities and facilities are located a short drive away at Balloan Shopping precinct including Bar/Diner, chemist, general store and hairdressing salon. Primary schooling is available at Drakies Primary School. Secondary pupils attend Millburn Academy. There is a regular bus service to and from the city centre which is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness being

the Highland capital and one of the fastest growing cities in Europe has excellent road, rail and air links to various destinations.

Council Tax Band D

EPC Band D

Double Glazed Throughout

Gas Central Heating System

Home Report Available By Contacting

[invernesssales@homesweethomemoves.co.uk](mailto:invernesssales@homesweethomemoves.co.uk)

Viewing By Appointment Through Home Sweet Home on 01463 710151

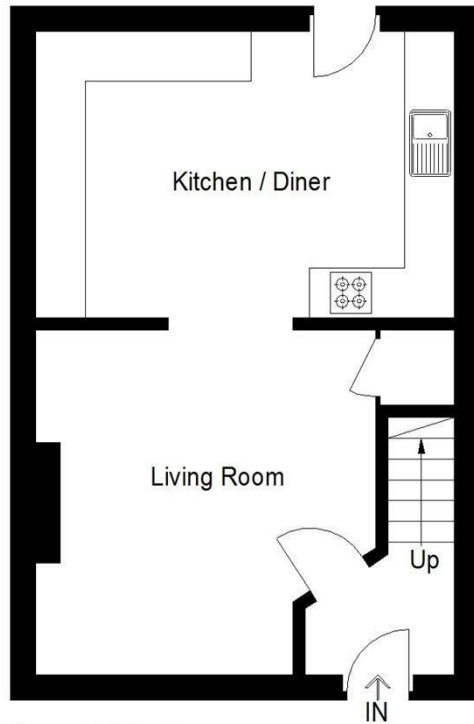
Any offers should be submitted in Scottish legal form to

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

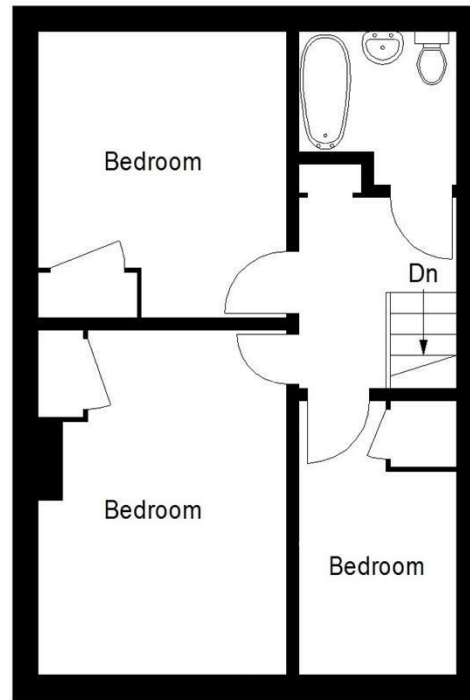


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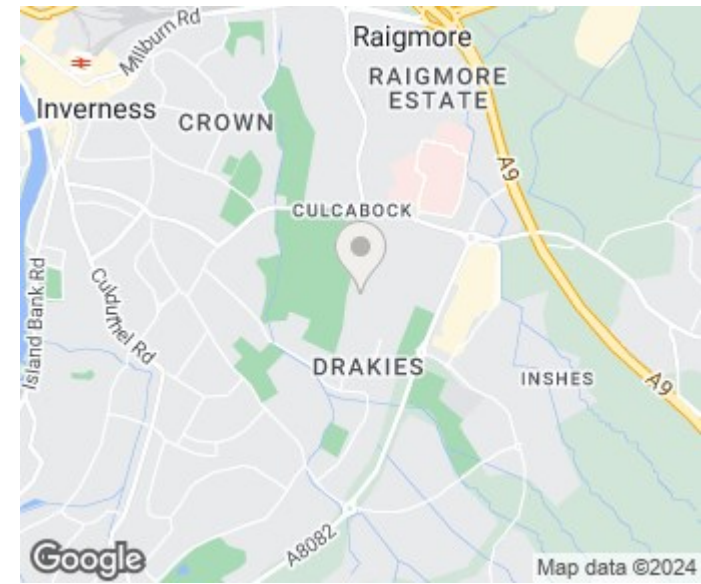


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1072261 / Ref:87764)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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