



**home sweet home**  
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your local property experts



## 11 Perceval Road Inverness

**£240,000**  
**FREEHOLD**

Your new home awaits... Discover 11 Perceval Road: A charming, traditional stone-built semi-detached villa just a stroll away from the vibrant heart of Inverness city centre. This lovingly maintained family home boasts 3 spacious bedrooms, providing ample space for rest and relaxation. With 2 public rooms this is ideal for a growing family, contact us today to book your viewing.



- STUNNING VICTORIAN PROPERTY WITHIN WALKING DISTANCE TO CITY CENTRE • IDEAL FAMILY HOME • TWO PUBLIC ROOMS BOTH WITH OPEN FIRES

### Full description

Discover 11 Perceval Road: A charming, traditional stone-built terraced villa just a stroll away from the vibrant heart of Inverness city centre. This lovingly maintained family home boasts 3 spacious bedrooms, providing ample space for rest and relaxation. The convenient ground floor shower room and an upstairs family bathroom offer both practicality and comfort for the entire family. Enjoy the warmth and character of 2 elegant public rooms, perfect for entertaining guests or cozy family gatherings. The sleek, modern kitchen is a culinary enthusiast's dream, equipped with the latest appliances and plenty of counter space for preparing delicious meals. Step outside to a beautifully landscaped rear garden, a tranquil oasis ideal for alfresco dining and entertaining under the stars. The garden's well-designed layout offers a perfect blend of beauty and functionality, making it an inviting space for both relaxation and socializing. This home is a true gem, combining historic charm with contemporary living. The traditional stone exterior exudes timeless elegance, while the interior seamlessly integrates modern comforts. From the stylish décor to the thoughtfully designed spaces, every detail of this home has been carefully curated to provide an exceptional living experience. Located within walking distance of Inverness city centre, you'll have easy access to a wealth of amenities, including shops, restaurants, and cultural attractions. Whether you're exploring the local area or enjoying the comforts of your new home, 11 Planefield Road offers the perfect balance of convenience and charm. Your dream home awaits—embrace the perfect blend of historic charm and contemporary living . This property is not just a house; it's a place where cherished memories are made and a lifetime of happiness begins.

### Location

Perceval Road is a quiet road in a central location and a short walking distance to Inverness City Centre shopping facilities. Primary and Secondary schools, the River Ness, Caledonian Canal, local supermarkets such as Tesco Metro, Aldi, Lidl and co-op as well as are several food takeaways, restaurants and the various shops available on Greig Street and Tomnahurich Street and The Eden Court Theatre are nearby. The property is in close proximity to the Friars Bridge roundabout, from here you have access to roads leading to the A9, and in the other direction, easy access to the A82 and main bus route for Skye and Fort William services. Inverness City offers excellent travel facilities by bus, air and rail and also an extensive choice of shopping, leisure and fitness amenities associated with City living.

### Additional details

Council Tax Band - E  
EPC Band - D

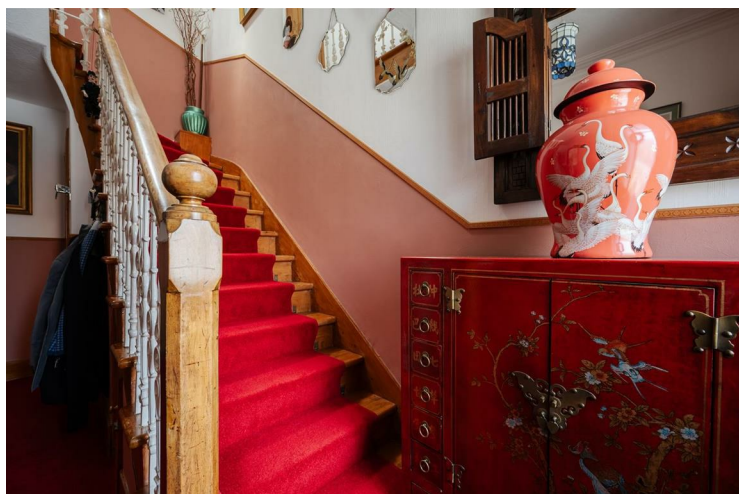
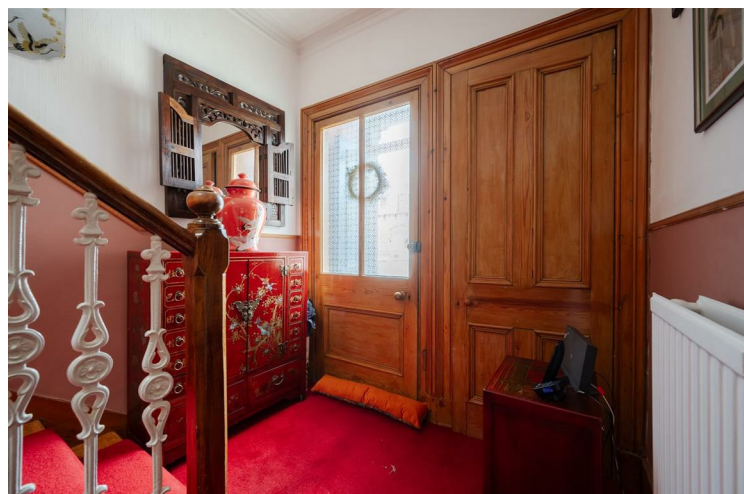
Double Glazing  
Central Heating

Home Report Available on our website -  
[www.homesweethomemoves.co.uk](http://www.homesweethomemoves.co.uk)

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to



- BRIGHT AND MODERN KITCHEN • GROUND FLOOR SHOWER ROOM • STUNNING REAR GARDEN • THREE BEDROOMS • WELCOMING ENTRANCE HALLWAY • THIS PROPERTY IS A REAL MUST SEE • EPC BAND D

hello@homesweethomemoves.co.uk

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.

**Hallway**

**Lounge**

**Shower Room**

**Dining Room**

**Kitchen**

**Rear Porch**

**Bathroom**

**Bedroom 1**

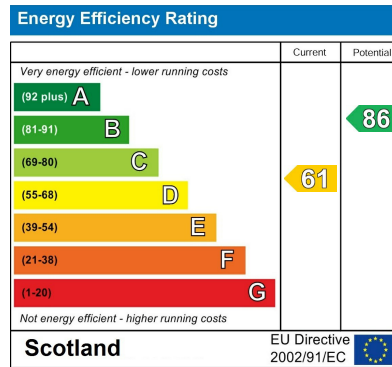
**Bedroom 2**

**Bedroom 3**





Illustration For Identification Purposes Only. Not To Scale (ID:1106144 / Ref:88714)



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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