



32 HILLHEAD ROAD INVERNESS, IV2 8AB

£269,500
OFFERS OVER

A stylish three-bedroom semi-detached home in the desirable Tornagrain area, featuring a modern kitchen with French doors leading to a private rear garden, a spacious lounge, and a convenient downstairs WC. Upstairs includes a principal bedroom with an en suite, two further bedrooms, and a family bathroom. The property also benefits from two designated parking spaces.



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32 HILLHEAD ROAD

- THREE BED SEMI DETACHED HOUSE • POPULAR AREA OF TORNAGRAIN • PRIVATE REAR GARDEN • TWO DESIGNATED PARKING SPACES • STYLISH KITCHEN • MODERN BATHROOM • EN SUITE • COUNCIL TAX BAND E • EPC BAND C



Located in the highly sought-after area of Tornagrain, this beautifully presented three-bedroom semi-detached property offers modern living in a peaceful setting. The ground floor features a stylish kitchen, complete with French doors that open onto a private rear garden—perfect for outdoor entertaining. A spacious lounge provides a welcoming space to relax, while a convenient downstairs WC completes the ground floor layout.

Upstairs, the principal bedroom benefits from its own en suite, adding a touch of luxury. Two additional well-proportioned bedrooms and a modern family bathroom complete the first floor.

The property also boasts two designated parking spaces to the rear of the garden, ensuring convenience and practicality. This home combines contemporary style with a great location, making it ideal for families or professionals alike.

Tornagrain is a charming new town that has been designed to recapture the essence of traditional Scottish villages. Tornagrain is located in the Highlands, just 8 miles east of Inverness. It's a new settlement designed to evoke the traditional Highland village, with distinctive Scottish architecture and a strong sense of community. The town has been

developed using 21st-century principles of sustainable new urbanism, meaning that it has been designed to be pedestrian-friendly and encourage community interactions. That means you can enjoy a stroll around the town's streets, stopping in at the local shops and cafes to get a real feel for Tornagrain's unique character.

One of the highlights of Tornagrain is the beautiful rural setting. The town is surrounded by picturesque countryside, including rolling hills, forests, and streams. It's a great starting point for exploring the Scottish Highlands, with plenty of opportunities for hiking, cycling, and fishing nearby.

Many visitors are drawn to Tornagrain for its charming architecture. The town has been designed to reflect traditional Scottish styles, with many of the buildings featuring slate roofs, white-painted walls, and high chimneys. There are also nods to Scottish history and culture throughout the town, with plaques and statues commemorating famous Highlanders.

Although Tornagrain is a relatively new town, it has a strong sense of community. There are plenty of local events and activities taking place throughout the year, designed to bring residents together and create a welcoming atmosphere for visitors. From Highland games and ceilidhs to pop-up markets and festivals, there's always something going on in Tornagrain.

Finally, one of the most appealing aspects of Tornagrain is its peaceful serenity. Because it's a relatively new town, it hasn't yet been overrun with tourists. Instead, you can soak up the tranquility of the quiet streets, enjoy the stunning mountain views, and experience the calm pace of life in the Highlands. It's the perfect place to escape from the hustle and bustle of everyday life and recharge your batteries.

Tornagrain is a hidden gem in the Scottish Highlands that's well worth a visit. Whether you're looking to explore the beautiful countryside, learn more about Scottish history and culture, or simply relax and recharge your batteries, there's something for everyone in this charming new town.

Council Tax Band E
EPC Band C

Double Glazed Throughout
Gas Central Heating System

Home Report Available By Contacting:

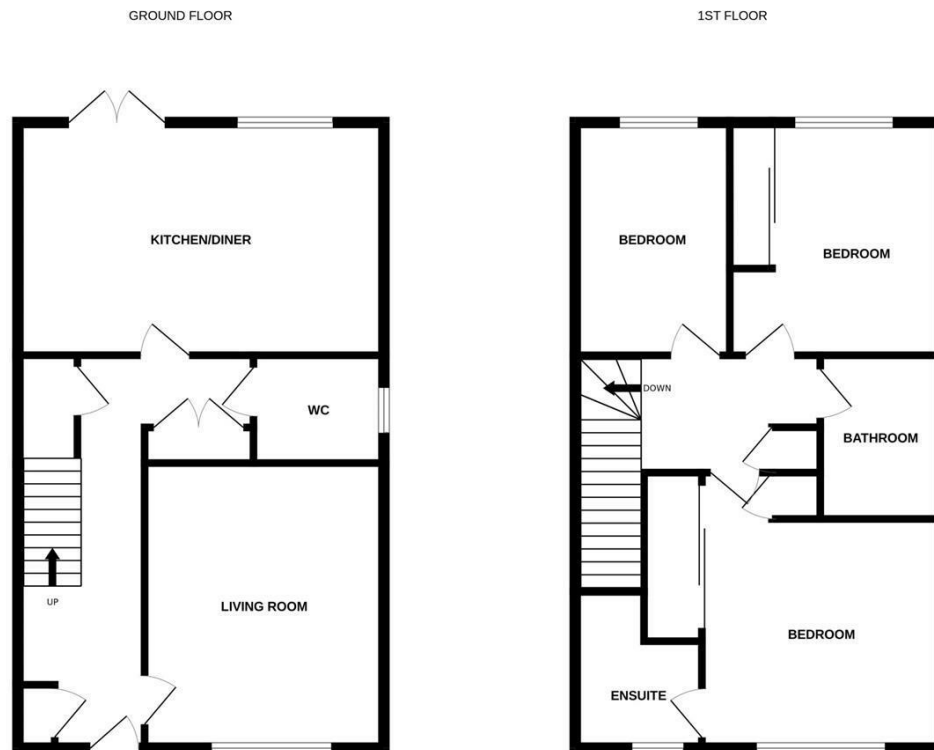
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These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

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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 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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