



87 Mackay Road, Inverness, IV2 4JL

- Semi-detached bungalow.
- Bathroom.
- Gas central heating.
- Spacious lounge & kitchen.
- Private gardens.
- Double glazing throughout.
- One double bedroom.
- On-street parking.
- Non-traditional construction.

Offers Over £105,000

An excellent opportunity to purchase a well-presented, one-bedroom, semi-detached bungalow situated on the edge of the Hilton district on Inverness. This property offers a fantastic first-time or investment opportunity with well-proportioned room sizes, good storage provisions and easy access to the City Centre.

The accommodation comprises the entrance hall, bright and spacious lounge, kitchen with ample storage and informal dining space. Generously sized double bedroom with built-in wardrobe and the bathroom completing the accommodation. This property benefits from gas central heating controlled by a Honeywell thermostat system and double glazing throughout. The front and rear doors of the property were fitted in 2020.

Private outside space includes fully enclosed front and rear garden with outbuilding storage. Parking is on-street and there are a number of rented garages at the rear of the property managed by the Highland Council.

Please note that this property is of non-standard construction.

Appealing to a range of buyers, early viewing is advised.

### LOCATION

Situated in Hilton, this property offers a convenient location approximately 1.9 miles from the City Centre where you will find a wide range of amenities.

Nearby amenities within walking distance include a convenience store, post office, pharmacy, beauty salon, community complex, shopping village and locally owned bar and restaurant.

A short drive from the property you will find large supermarkets, Fairways Business Park, Raigmore Hospital, University of the Highlands and Islands, and Inshes Retail Park offering a variety of retail and leisure facilities.

A regular public bus service offering routes across Inverness operates within walking distance of the property on Mackay Road. Other travel routes, including the A9, are easily accessible from the property. Inverness airport is a 20-minute drive away.

### DIRECTIONS

From Inverness City Centre, head to Castle Street, continue straight through the traffic lights joining Culduthel Road and continue for 0.9 miles. Take a left onto Cauldeen Road and take the first right onto Mackay Road. Follow the road for 0.1 miles where number 87 will be on your left-hand side, up a short pedestrian lane off the main road. The property will be clearly signposted by a South Forrest for-sale board.

### KEY POINTS

- Ideal first-time buy.
- Convenient location.
- Amenities nearby.
- Well-proportioned rooms.
- Front & rear gardens.

## ACCOMMODATION

### ENTRANCE HALL

2.73 x 1.27 (8'11" x 4'1")

Bright and inviting hallway with front external door, access to lounge, bedroom and bathroom. Storage cupboard housing boiler and loft hatch leading to roof space.



### LOUNGE

4.21 x 3.63 (13'9" x 11'10")

Spacious lounge with wide, front facing window allowing for an influx of natural light through the room and allowing access into the kitchen.



## KITCHEN

3.04 x 2.90 (9'11" x 9'6")

Wall and base mounted cabinets, worktop space with stainless steel sink and draining board, plenty of space for white goods and informal dining, one shelved storage cupboard housing consumer unit and electric meter, one storage cupboard with space for white goods. Rear facing window and rear external door.



## BATHROOM

2.40 x 1.91 (7'10" x 6'3")

Shower over bath, wash hand basin with mixer tap and storage, WC, front facing frosted glass window and extractor fan.



## BEDROOM

3.79 x 3.27 (12'5" x 10'8")

Good-sized double bedroom with single, built-in wardrobe and rear facing window.



### FRONT GARDEN

Private, fully enclosed garden with lawn space and a paved pathway to the front door.



### REAR GARDEN

Private, fully enclosed garden with lawn space, access to rear door and outbuilding storage.



### PARKING

Parking is on-street non permit parking.

### EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, white goods and integrated appliances are to be included in the sales price. Please note the seller is willing to include the any items of furniture still within the property in the sales price if of interest to the purchaser.

### SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

### COUNCIL TAX BAND

The current council tax is Band A. Please be aware that this may be subject to change upon sale.

### EPC BAND

EPC Band D.

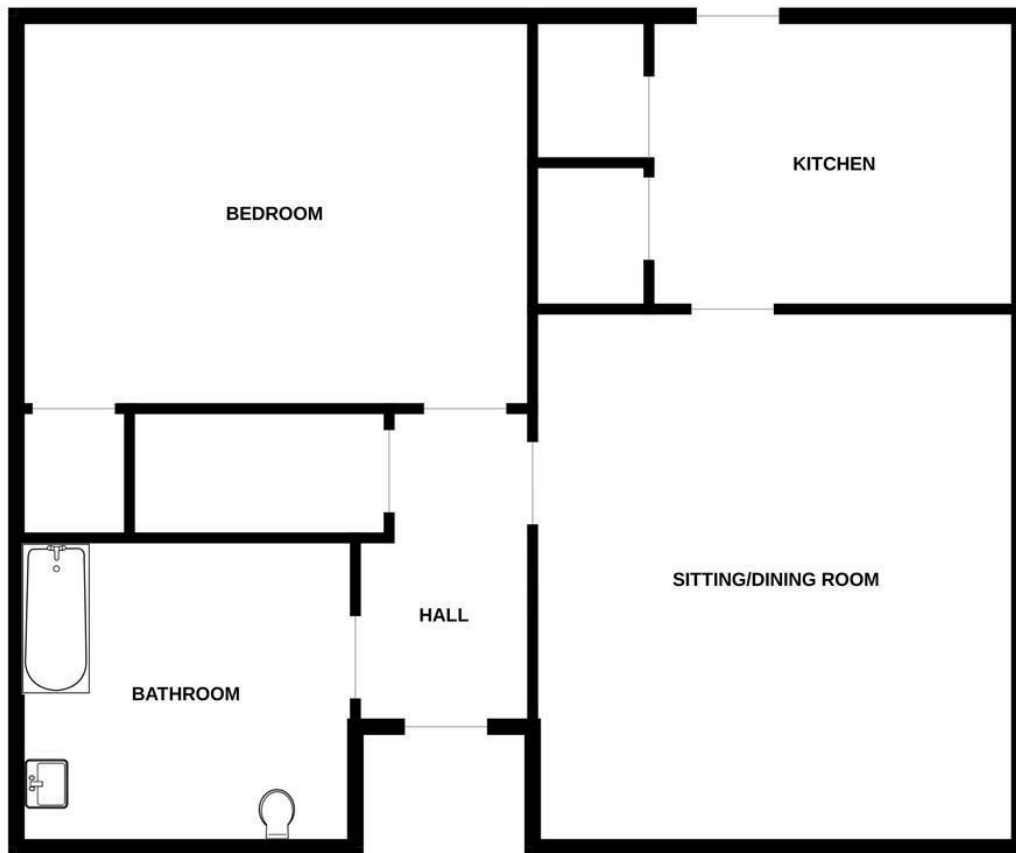
### VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### HSPC REFERENCE

61900.

GROUND FLOOR  
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

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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**SouthForrest**  
Solicitors and Estate Agents

8 Ardross Terrace, Inverness, IV3 5NW

T: 01463 237171

F: 01463 243548

E: [email@southforrest.co.uk](mailto:email@southforrest.co.uk)

[www.southforrest.co.uk](http://www.southforrest.co.uk)