

17 Bishop's Park, Ballifeary, Inverness, IV3 5SZ

Offers Over £215,000







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- Spacious 3 bedroom first floor apartment in prime location
- Envious City Centre location next to the banks of the River Ness
- Lounge, kitchen/diner, 3 double bedrooms, ensuite and family bathroom
- Ideal for first time buyers, families, professionals or as an investment property
- Designated car parking space, security entry system & bike shed
- Close to Eden Court, the River Ness, Ness Islands and many local amenities
- EPC Band B









An excellent opportunity to acquire this spacious and well-presented three bedroom first floor apartment, situated within the highly sought-after Bishops Park development in the heart of Inverness. Ideally located close to Eden Court Theatre and the picturesque River Ness, this attractive property is perfectly suited to first-time buyers, families, professionals, and investors alike. The accommodation is bright and generously proportioned throughout. The welcoming lounge benefits from large front-facing windows, allowing an abundance of natural light to flood the room and create an inviting living space. The well-appointed kitchen is fitted with a range of base and wall-mounted units and includes an integrated fridge-freezer, electric oven, gas hob, extractor hood & washing machine. There is also ample space for a dining table and chairs, making it ideal for both everyday living and entertaining. The principal bedroom is generously sized and features double fitted wardrobes along with an en-suite shower room with mains fed shower. Bedroom two is another spacious double room with double fitted wardrobes, while bedroom three is also a well-proportioned double, benefiting from excellent natural light. A family bathroom, fitted with a shower over the bath, completes the accommodation. Additional benefits include gas central heating, double glazing throughout, allocated off-street parking, visitor parking spaces, a secure entry system, and access to a communal bike shed. With its excellent central location and spacious accommodation, this property offers broad appeal to a variety of purchasers.

LOCATION: The property is located close to the River Ness and is within walking distance of the city centre of Inverness. Local amenities and services include Eden Court Theatre and Inverness Aquadome and Sports Centre. There are lovely walks within minutes of the property, including Ness Islands, Whin Park and the Caledonian canal. The property is also close to local stores on Glenurquhart Road. There is a medical practice with pharmacy close by. Primary schooling is available at Central Primary School, with Secondary pupils attending the Inverness High School. The City Centre is a short walk over the bridge and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, fridge/freezer and washing machine.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

MAINTENANCE CHARGES: There is a factoring fee of £54.00pcm (covering 2026, this amount may vary from year to year) for the maintenance of the communal areas within the development. This fee covers building insurance, cleaning of stairwells and gutters, alarm maintenance, and gritting.

COUNCIL TAX: Band D

TENURE: Freehold.

FLOOR AREA: 88m²

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade moves today to arrange a viewing.

Lounge
16'4" x 11'3" (4.99 x 3.43)

Kitchen/Diner
14'0" x 8'10" (4.27 x 2.71)

Bedroom 1
14'2" x 9'11" (4.33 x 3.03)

Ensuite
6'1" x 5'2" (1.86 x 1.60)

Bedroom 2
12'0" x 9'3" (3.66 x 2.82)

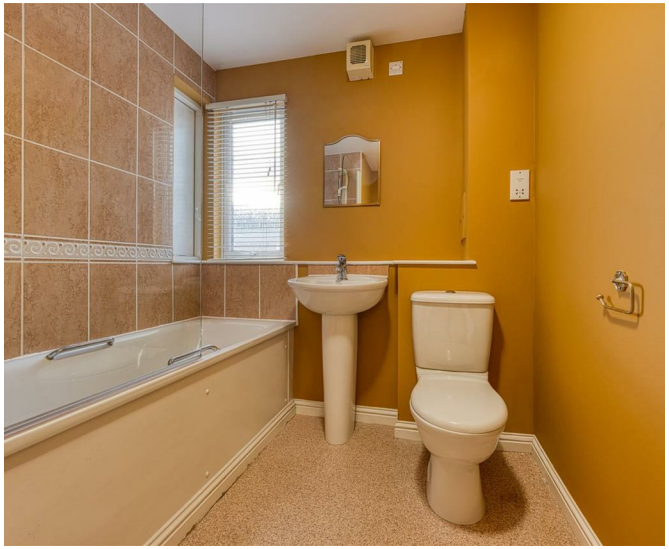
Bedroom 3
14'1" x 10'3" (4.30 x 3.13)

Bathroom
8'7" x 6'7" (2.62 x 2.01)





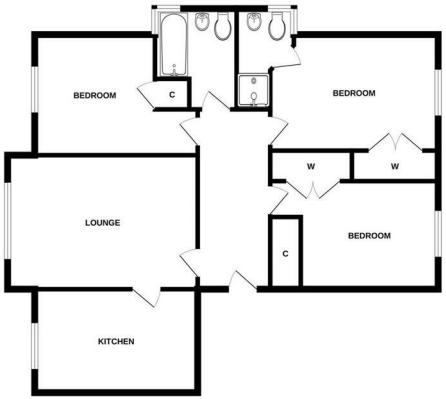








GROUND FLOOR



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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The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E: info@tailormademoves.co.uk
T: 01463 233218

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