

HANIA, WESTER INSHES, INVERNESS IV2 5BG

Offers over £725,000



Set in an elevated position with fabulous views, Hania was designed with family living at its heart. This substantial home provides versatile accommodation and outstanding outdoor space in one of Inverness's most desirable residential settings.

R&R Urquhart LLP



Hania is a truly special home, lovingly designed and built by the current owners 27 years ago. Since then, it has been at the heart of family life, offering exceptional space, flexibility

and a wonderful setting on the edge of Inverness. With stunning views across the Moray Firth and the surrounding countryside, * this is a rare opportunity to acquire a

substantial home in the highly sought-after Wester Inshes area of Inverness.

The location perfectly balances convenience and lifestyle. A Co-op store, Inshes Retail Park and major supermarkets are all within walking distance, while the University of the Highlands and Islands (UHI) is close by. Excellent local schooling is available at Inshes Primary School and Millburn Academy. The property also benefits from immediate access to the Southern Distributor Road, providing easy connections to the A9 north and south, together with regular bus services nearby. For outdoor enthusiasts, the area offers an abundance of scenic walks, cycling routes and access to the natural beauty of the Highlands.

Offering remarkable versatility and excellent storage solutions, the accommodation extends to four existing bedrooms, along with two additional rooms currently used as home offices which could easily serve as further bedrooms, hobby rooms or flexible family space. There are four bathrooms in total, and the layout lends itself perfectly to single-level living, with guest accommodation comprising two bedrooms and a shower room positioned on the upper floor.

A grand, bright and welcoming entrance hall sets the tone for the generous accommodation beyond. The main living areas flow beautifully from one room to the next, creating an ideal environment for both everyday family life and entertaining.



The kitchen is fitted with attractive painted timber units in a neutral colour palette, complemented by white marbled quartz worktops and a matching central dining table with chairs.

Appliances include comprise a Rangemaster cooker, extractor hood, microwave oven, dishwasher, wine cooler, fridge, freezer, one-and-a-half bowl stainless steel sink with Quooker boiling tap, and a pull-out larder unit.

Steps lead down to the impressive family room, the true heart of the home, where large windows and French doors flood the space with natural light and provide direct access to the garden and decking. A contemporary woodburning stove adds a focal point to the room and the option of extra heat on those cooler nights.

A sliding pocket door then leads to the formal dining room, which also enjoys French doors to the garden. This elegant room features maple flooring, exposed oak ceiling beams and two striking alcoves with exposed wine racks beneath.

A 2nd sliding pocket door opens into the formal lounge, a stunning space with vaulted ceiling, exposed beams and maple flooring. A magnificent sandstone fireplace and hearth form the focal point of the room, housing a wood-burning stove with built-in storage on either side. French doors open to the garden, while additional French doors connect the lounge to the entrance hall. From each of the principal reception rooms, the views towards the Moray Firth can be fully appreciated.





Approx. Dimensions

Hall	5.89m x 4.16m
Kitchen	4.91m x 5.76m
Family room	6.25m x 8.55m
Dining room	4.74m x 3.67m
Lounge	6.93m x 6.27m
Bedroom 1	6.46m x 4.53m
En suite	2.68m x 2.39m (3.38m into shower cubicle)
Bedroom 2	4.61m x 2.91m
Bathroom	4.32m x 4.38m
Bedroom 3	4.13m x 4.11m
Bedroom 4	4.47m x 4.07m
Shower room	2.96m x 2.50m
Bedroom 5/office	4.97m x 3.88m
Bedroom 6/office	3.52m x 4.51m (2.66m at shortest)

Extras Included

blinds , curtains, fitted floor coverings, kitchen's integrated appliances, utility room washing machine, tumble dryer, fridge freezer.

Heating	Oil fired central heating - boiler annually serviced
Double Glazing	Timber double glazing
Council Tax	Band G
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains – privately owned



All bedrooms are generously proportioned. On the upper floor are two mirror image double rooms with pleasant views, along with a smart and well-appointed shower room serving both rooms.

The principal bedroom on the ground floor is particularly impressive, arranged over split levels and featuring a walk-in wardrobe together with an elegant en-suite bathroom comprising WC, countertop wash hand basin, Jacuzzi bath and a feature circular tiled shower cubicle.

The family bathroom is quite grand and enjoys distinctive Mediterranean-inspired décor in blue and white, complete with a roll-top cast iron bath on claw feet, WC, wash hand basin, bidet and separate shower enclosure.

The two flexible rooms currently utilised as home offices offer further potential, with one benefiting from a glazed wall and door opening directly to the garden.

Completing the accommodation is a newly constructed side porch glazed on two sides, a spacious utility room with white goods and a traditional ceiling-mounted pulley clothes airer, along with a shower room fitted with WC, wash hand basin and shower cubicle.



Externally, the property continues to impress. The generous rear garden is mainly laid to lawn and provides excellent outdoor space for families and keen gardeners alike. A custom-built 'sitooterie' creates a unique entertaining area, designed to be opened up to enjoy sunny days or enclosed for shelter when required, with distinctive church pew seating adding character and charm. Further features include a patio and barbecue area, a sturdy shed and a wood store.

A substantial double garage offers staircase access to useful upper-level storage, while the extensive driveway provides ample parking for multiple vehicles.

Hania presents a rare opportunity to acquire a unique family home that combines space, flexibility and gorgeous views, all within one of Inverness's most desirable residential locations.

*Planning permission has been granted for a housing development on land to the South of the property.











The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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