



Southside Road, Inverness, IV2 3AU

Offers Over £170,000

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PROPERTY PROFESSIONALS



- First-Floor Flat In A Charming Block
- Great Location Near City Amenities
- Spacious Living Room With Decorative Fireplace
- Wooden Flooring Throughout
- Stylish Kitchen With Sleek White Cabinets
- Breakfast Bar And Contemporary Spotlights
- Master Bedroom With Built-In Wardrobe
- Modern Bathroom With Bath & Shower
- Shared Garden Grounds & Integral Storage
- Great For Families, Professionals or Investors

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This distinctive first-floor flat offers is an ideal choice for professionals, couples or small families looking for modern living in a central city location. Entering the flat through the shared external staircase, you're greeted by a vestibule with striking brick-patterned wallpaper, setting the tone for this charming home. The hallway continues the stylish décor, leading you to the spacious living room. With its decorative dark wooden fireplace and neutral cream walls, complemented by a feature wallpapered wall, this room is both warm and inviting. Two radiators ensure year-round comfort and the wooden flooring adds a classic touch.

The kitchen/dining area is a standout feature, boasting sleek white cabinets with gold handles and granite-effect worktops. A matching backsplash and vibrant yellow walls add warmth and personality. The kitchen includes integrated appliances such as a dishwasher, oven, hob and extractor, with spotlights providing a contemporary finish. A breakfast bar offers a casual dining option, while a dedicated dining nook provides space for a table and chairs.

The master bedroom offers a truly distinctive aesthetic with its full wooden-panelled walls that create a cosy and unique ambiance. The built-in storage, crafted from matching wood, seamlessly blends into the room, providing ample space for clothing and belongings while adding to the room's character. This generously sized retreat balances functionality with charm, making it a versatile and inviting space. The second double bedroom continues to impress, with its neutral tones accented by a striking feature wall adorned with patterned wallpaper. A built-in wardrobe offers practical storage, while the alcove with integrated shelving adds a stylish touch, providing the perfect spot for displaying personal items or keeping essentials organised. The third bedroom, currently designed as a vibrant child's room, is a bright and cheerful single space with a lively and colourful design. This room offers plenty of flexibility and could easily be repurposed as a study, hobby room or home office to meet modern home-working needs.

The bathroom is both practical and stylish, designed to cater for all with a combination of a full-sized bath with an overhead electric shower for convenience. A modern sink with a built-in storage unit ensures clutter-free living, while neutral walls and contrasting grey laminate flooring give the space a sleek and contemporary finish, making it as functional as it is visually appealing.

The property benefits from a gas central heating system, providing efficient and reliable warmth throughout the home, ensuring comfort in all seasons. Shared garden grounds offer a pleasant outdoor space for relaxation, while the exclusive integral store, accessed from the communal landing, adds valuable storage options for everyday items or seasonal belongings.

This characterful flat effortlessly combines a convenient central location with a unique interior design and modern amenities. Its thoughtful layout and stylish features make it a truly desirable home. Schedule your viewing today to fully appreciate the charm and potential this property has to offer.

About Inverness

Inverness, the capital of the Scottish Highlands, offers an enchanting blend of history, culture and natural beauty, making it a prime destination for home buyers.

The city's charm combines old-world allure with modern amenities. Inverness Castle, overlooking the river, provides a glimpse into the city's past, while the bustling city centre features contemporary shops, restaurants and cafes. Inverness boasts a range of excellent schools, healthcare services and a low crime rate, ensuring a high quality of life.

Outdoor enthusiasts will find Inverness a paradise, with easy access to the Highlands' vast wilderness for hiking, cycling and wildlife spotting. The city is also the gateway to the North Coast 500, Scotland's ultimate road trip, offering breathtaking coastal scenery.

Culturally, Inverness thrives with numerous art, music and sporting festivals and events. The Eden Court Theatre and Cinema is a hub for performing arts, while local museums and galleries celebrate the region's heritage.

With excellent transport links, including an international airport, Inverness is well-connected for travel. The city's blend of natural beauty, cultural vibrancy, and modern living makes it an attractive choice for settling in the Scottish Highlands.

General Information:





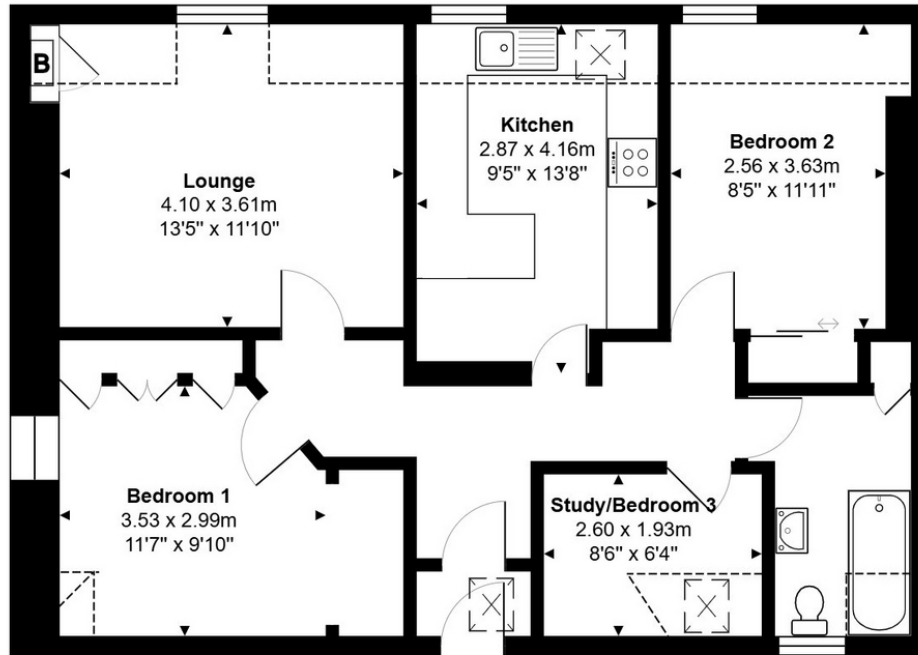
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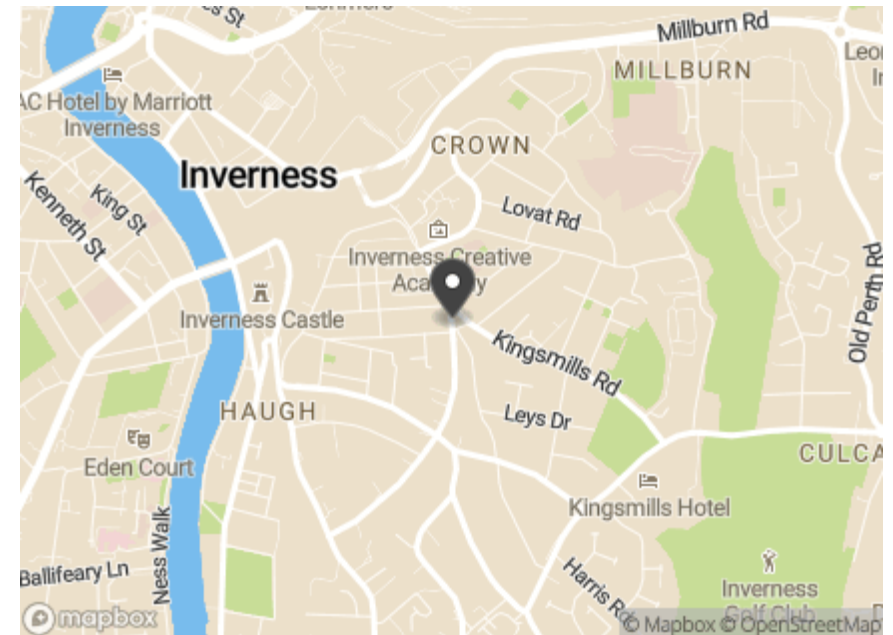


16b Southside Road



All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		83
(69-80) C	75	81	(69-80) C	75	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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