



Ballimore Gardens, Inverness, IV2 7AS

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- Bright Living Room With Triple Windows
- Sleek Kitchen With Integrated Appliances
- Convenient Ground Floor Toilet
- Private Garden With Paved Seating Area
- Timber Shed For Tools And Equipment
- Grey Wood-Effect Flooring Throughout
- Utility Area For Laundry And Storage
- Master Bedroom With En-Suite Shower
- Converted Garden Office With Power Installed
- Quiet Cul-De-Sac In Popular New Development

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



Set within a peaceful cul-de-sac, 9 Ballimore Gardens is an immaculately presented semi-detached home offering modern living, 3-bedrooms, stylish finishes, a landscaped garden and a fully converted garden office with power and light, ideal for remote work or a creative retreat.

From the moment you step through the bright PVC front door, the crisp, clean aesthetic is apparent. The entrance hall flows into a beautifully finished living room, where triple aspect windows flood the space with natural light. White walls, white skirtings and grey wood-effect flooring create a fresh, neutral backdrop, while decorative light fittings add a stylish finishing touch. There's plenty of space for sofas, media units and additional furniture, making it a comfortable, welcoming space for everyday living.

A modern kitchen and dining area span one side of the ground floor, blending form and function in equal measure. The kitchen features sleek light grey cabinetry paired with black acrylic worktops, white and grey tiled splashbacks and under-cabinet lighting to brighten the prep areas. Integrated appliances, including an oven, hob and extractor, are all in place, along with a stainless steel sink set beneath a window for natural light. The dining area sits beside a glazed door that opens directly to the garden patio, offering a bright, practical space for everyday meals or relaxed entertaining. Just off the kitchen, a dedicated utility area offers room for a washing machine, tumble dryer and extra storage. It's a useful, self-contained space that keeps the main living areas free from clutter and chores such as laundry, out of sight. From here you can also access a compact ground floor cloakroom, complete with toilet, wash-hand basin, radiator and a neatly tiled splashback. This is perfect for daytime use or for visiting guests.

Grey tartan carpet leads you up the white-painted staircase and across the landing, where three bedrooms and a family bathroom await. The principal bedroom is a calm, comfortable retreat with plenty of space for a double bed, bedside furniture and storage. A built-in mirrored wardrobe keeps the room feeling open and uncluttered, while a large window draws in natural light. The adjoining en-suite is fresh and contemporary, with soft natural light filtering through a frosted window. A sleek glazed shower enclosure sits beside a textured grey feature wall, where the built-in basin and toilet are housed. A tall chrome towel rail adds warmth and a polished touch, with wall-mounted cabinets providing discreet storage to keep everything feeling calm and uncluttered.

The second bedroom also offers a bright, peaceful setting with space for a double bed and furniture. A mirrored wardrobe reflects the natural light, while the crisp white walls and soft carpet create a calm, relaxed atmosphere. The third bedroom, currently used as a nursery, is a compact but adaptable space that would also suit as a single bedroom or study. A fresh white finish and soft grey carpet maintain the cohesive style that runs throughout the first floor. The main bathroom is sleek and well laid out, fitted with a full-size bath and overhead mains shower, a toilet and wash-hand basin with vanity unit, and a chrome towel radiator for comfort. White tiling keeps the room feeling bright and easy to maintain.

Outside, the home really comes into its own. The rear garden is fully enclosed and cleverly designed with a large raised paved patio for seating and barbecues, a section of artificial lawn for low-maintenance greenery and a separate gravel area ideal for pots or raised planters. Tucked into one corner, a timber shed provides handy storage, while the converted barbecue hut has been transformed into a fully powered garden office, making it a standout feature for buyers who need flexible extra space.

The home is heated by a gas-fired boiler with a smart hot water system and PVC double glazing ensures year-round efficiency. Off-street parking is provided to the side, with space for two vehicles.

This is a beautifully finished, low-maintenance home with crisp modern features, good size living space and a brilliant setup for working from home. Contact Hamish Homes today to arrange your private viewing as homes in this condition, with so much to offer, don't stay available for long!

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.



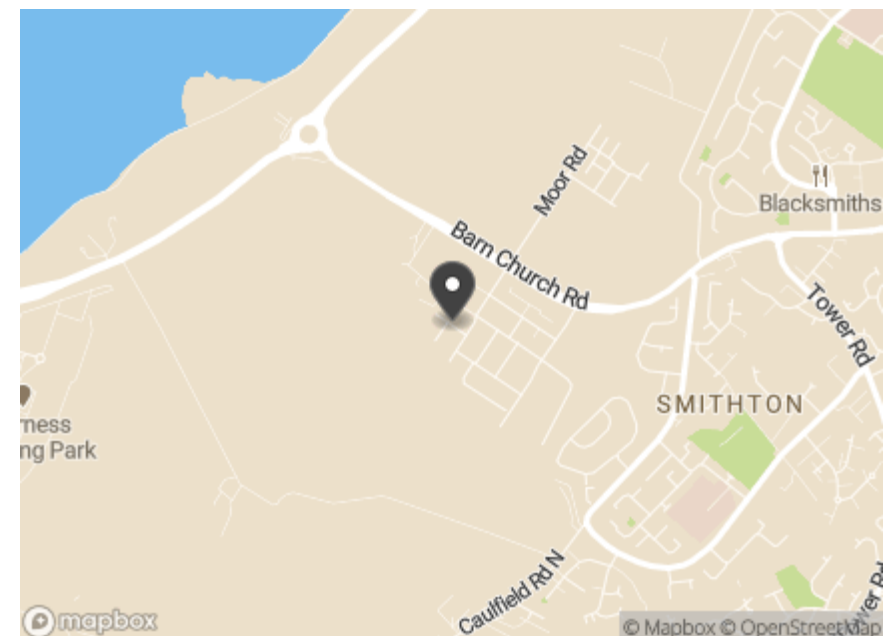
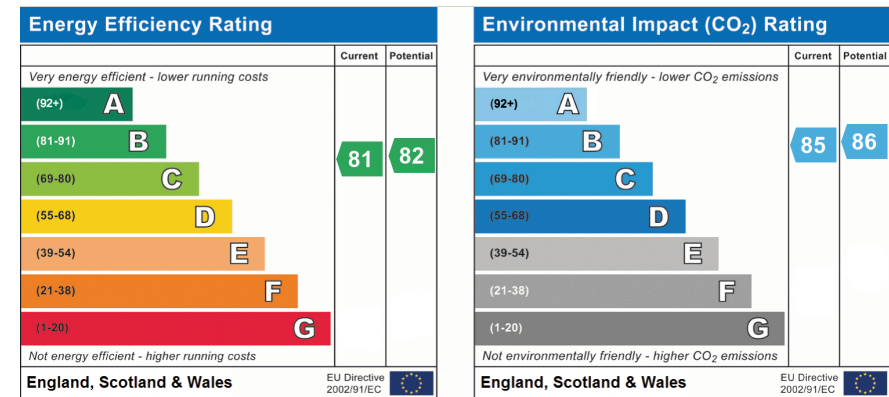
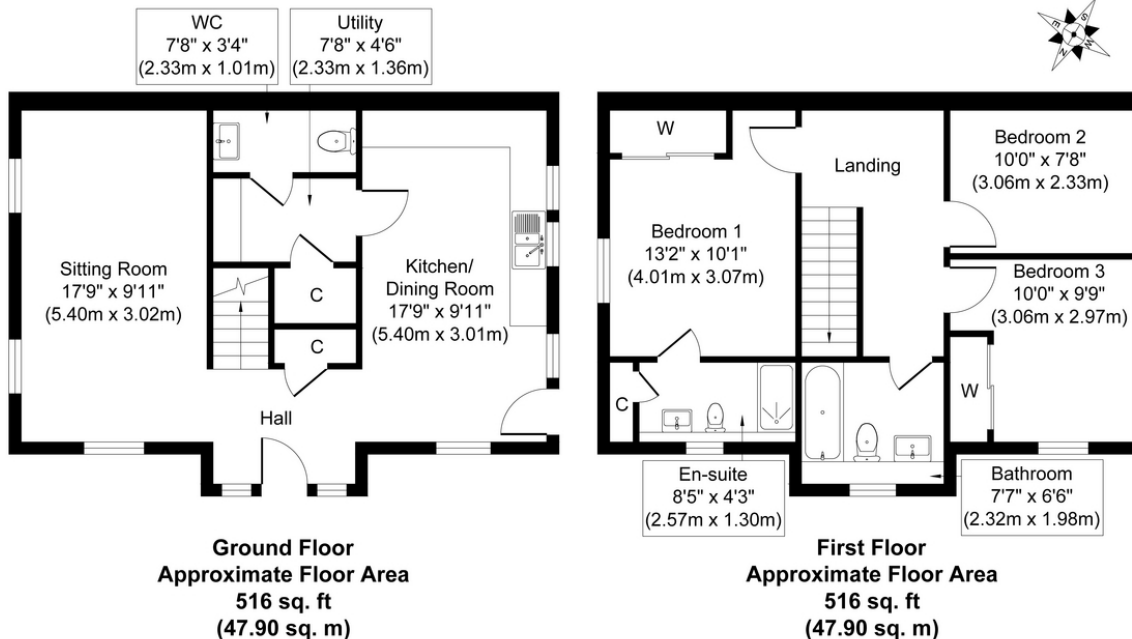


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