



Lochindorb Drive, Inverness, IV2 6EE

**Offers Over £250,000**

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PROPERTY PROFESSIONALS





- Spacious Modern Kitchen And Dining Area
- Handy Separate Utility Room Off Kitchen
- Ground Floor With Stylish Dark Flooring
- Two Further First Floor Bedrooms
- Driveway Parking For Multiple Vehicles
- Kitchen Includes Integrated Appliances
- Convenient Ground Floor Toilet
- Master Bedroom With Private En-Suite Shower
- Stylish Modern Family Bathroom
- Popular Residential Area Near Inverness Centre

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Set on the southern edge of Inverness, this three bedroom semi-detached home offers clean modern interiors, practical features and a secure enclosed garden, making it an excellent choice for families, couples or first-time buyers.

Stepping inside, the hallway is finished in a neutral style with dark wooden flooring underfoot, creating a smart first impression. A staircase straight ahead rises to the first floor, laid with a thick dark grey carpet, while a radiator ensures warmth as you arrive.

To the right, the living room is a bright and comfortable space. A front facing window allows natural light to fill the room with a radiator alongside to keep it cosy. Crisp white walls and dark flooring provide a clean backdrop, ideal to put your own design stamp on it. It's size allows for arranging sofas and furniture to suit your style.

At the rear of the home, the kitchen and dining area form the social heart of the property. The kitchen is fitted with cream coloured cabinets and dark grey acrylic worktops. A stainless steel sink sits beneath the rear facing window, while the integrated oven, gas hob and extractor are neatly set within the units. The dark flooring flows through from the hallway, unifying the space. To the side there is room for a large dining table and chairs, perfect for family meals or entertaining with glazed double doors ahead that open directly to the rear garden.

A useful utility area lies just off the kitchen, fitted with a matching worktop and undercounter space for additional laundry appliances, keeping the main kitchen clear and practical.

Completing the ground floor is a convenient cloakroom. Finished with a sink, toilet and small radiator, this room provides everyday functionality and is especially useful for daytime use and visiting guests.

Upstairs, the first floor landing connects to three bedrooms and the family bathroom. The master bedroom lies to the front and is a spacious double with fluffy grey carpet, white walls and a large window. It also benefits from an en-suite shower room, designed in a stylish modern finish. Inside, white walls contrast with textured dark tiling that line the inside of the large shower enclosure. The room is finished with a toilet and a sink that has a decorative mirror above.

The second bedroom is another generous double, this time positioned at the rear of the property. It is simply styled with white walls and thick grey carpet, and the window overlooks the back garden. A third bedroom, also finished in white with grey carpet, is a little smaller and is ideal as a child's room, guest space or home office.

The family bathroom is bright and thoughtfully finished, with a full sized white bath offering plenty of space to relax. A matching sink and toilet sit neatly to one side, while large textured dark tiles around the bath bring a touch of modern style. Natural light filters through the frosted window, keeping the room airy and fresh while ensuring privacy.

Outside, the rear garden is fully enclosed by tall timber fencing, creating a safe and private outdoor retreat. Mostly laid to lawn, it offers plenty of space for children to play and pets to roam. A timber shed stands in the bottom corner, providing additional storage for tools and garden equipment. To the front of the property is a small section of lawn, giving you an inviting feel, while a tarmac driveway to the side provides parking for multiple cars.

With its modern interior, three bedrooms, master en-suite, generous family kitchen and enclosed rear garden, 5 Lochindorb Drive offers an excellent opportunity for a wide range of buyers. Whether you're a growing family looking for space and practicality, a couple seeking a stylish first home or an investor looking for a property in a popular residential area of Inverness, this house is an appealing choice. Contact Hamish Homes today to arrange your private viewing.

#### 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.





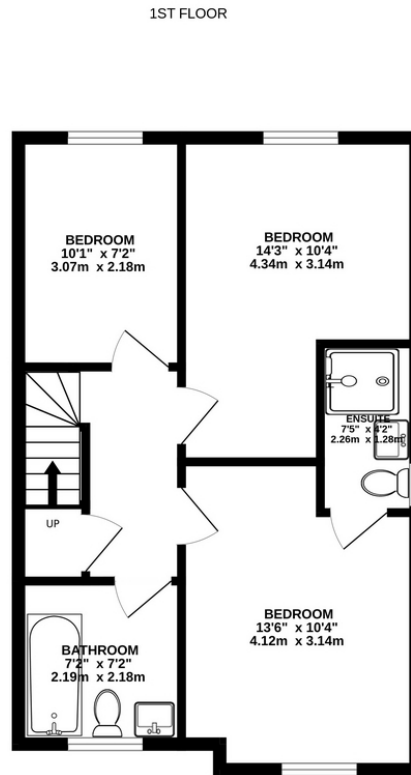
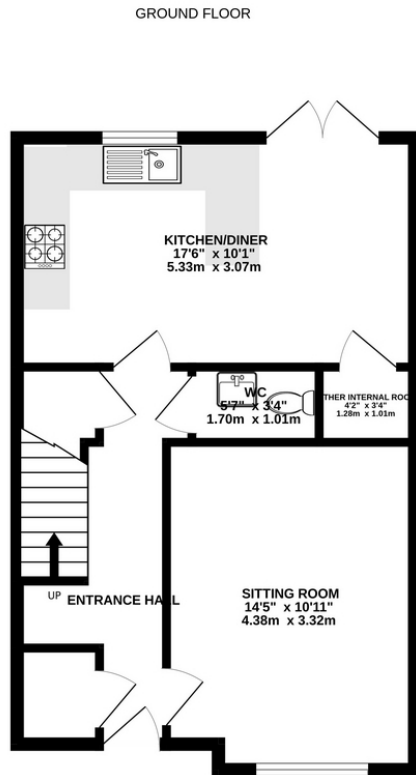


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 85 m<sup>2</sup>





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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	86	87
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	



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