



Old Edinburgh Court, Inverness, IV2 4FD

Offers Over £122,000

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Hamish
PROPERTY PROFESSIONALS



- Second Floor Flat Within Converted Block
- Stylish Modern Interiors Throughout Flat
- Integrated Kitchen Appliances Included
- Double Bedroom With Built-In Wardrobe
- Bathroom With Mains Shower Over Bath
- Storage Heater And Panel Heating Fitted
- Smoke And Heat Detectors Installed
- Close To Shops, Schools And Transport
- Shared Communal Grounds
- Perfect First Step On To Property Ladder

When you list with Hamish there are no upfront fees.

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



Once part of a historic hospital building, this bright and quirky second-floor flat delivers modern convenience inside a distinctive converted development just minutes from Inverness city centre. With a floor area of approximately 55 square metres and an interior layout that balances character with comfort, it offers an exciting opportunity for first-time buyers, city-based professionals or landlords seeking a low-maintenance rental.

A communal stairwell leads you to the second floor, where the flat opens into a hallway with warm-toned laminate flooring and a stylish feature wall that contrasts cleanly with the other crisp white walls beyond. Here a storage heater provides warmth while a built-in cupboard discreetly houses the hot water tank.

The kitchen is thoughtfully laid out with contemporary light grey cabinets, chrome handles and wood-effect worktops. The space is compact yet efficient, featuring a built-in oven, electric hob with extractor and room below the counter for a washing machine. A flexi-hose tap adds modern convenience above the stainless steel sink, while white marble-effect splashbacks complement the clean lines and minimalist aesthetic. Open shelving on the wall provides a stylish way to display cookbooks or decorative items.

In the living room, angled attic-style ceilings create a unique and inviting shape to the space, while two of the walls are painted in a light pink to soften the room's ambience. Velux-style windows in the roofline flood the room with natural light, joined by a slender vertical window on the far wall. A grey carpet underfoot and a storage heater complete this comfortable lounge area, which has space for a sofa, media unit and table.

The bathroom is modern and finished with a large white bath and a mains shower fitted above. Wet wall panelling around the bath ensures easy cleaning while a clear glass shower screen is fitted at the side. A toilet with a storage fitted above, a wash basin and a circular mirror add functionality and style. Overhead, a rooflight draws daylight into the space.

The double bedroom is both bright and practical, featuring a large window and a built-in mirrored wardrobe with three sliding doors. A blue feature wall contrasts with the otherwise white décor and a pale carpet adds softness underfoot. A small panel heater beneath the window ensures comfort throughout the year.

Heating is provided by electric storage and panel heaters, while hot water is supplied via an electric immersion heater. Smoke alarms have been fitted in the hall and living room and a heat detector is installed in the kitchen for safety. Windows throughout are timber casement-style double glazing.

Outside, the surrounding grounds are shared between the flats and include grassed areas and paved walkways, providing a pleasant communal setting.

With its central location, smart design and historic character, this charming one-bedroom flat offers fantastic value and plenty of potential. Whether you're looking for a city-centre home, a first rung on the property ladder or a reliable investment, this property ticks all the right boxes. Don't delay as properties like these are soon snapped up off the market. Contact Hamish Homes now to arrange your own 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.



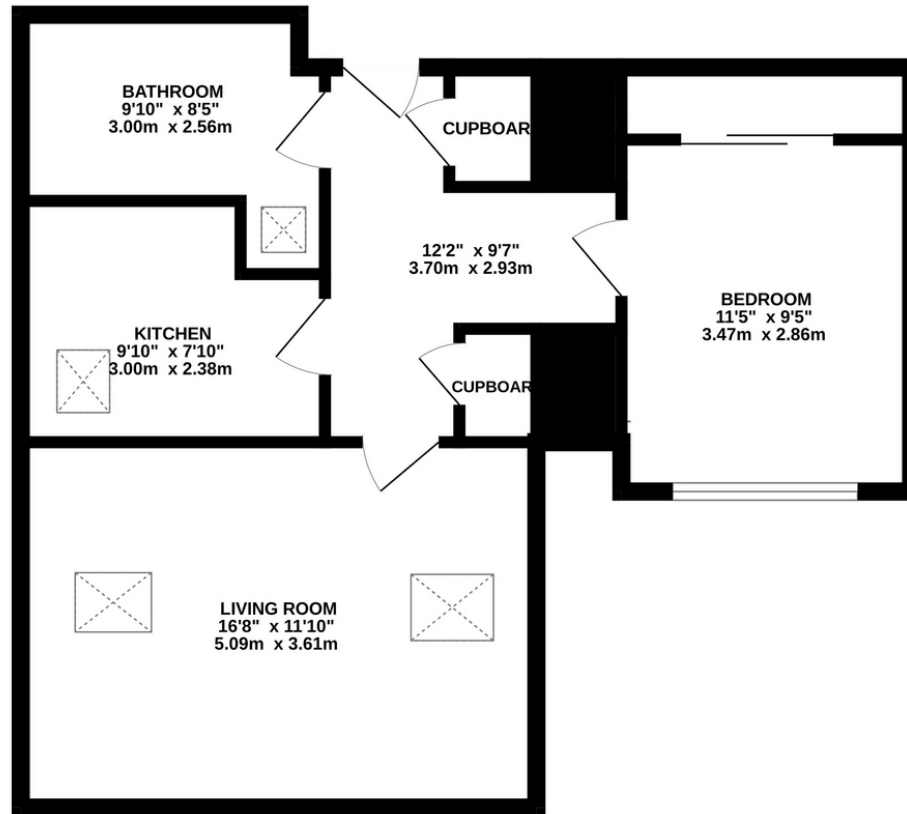


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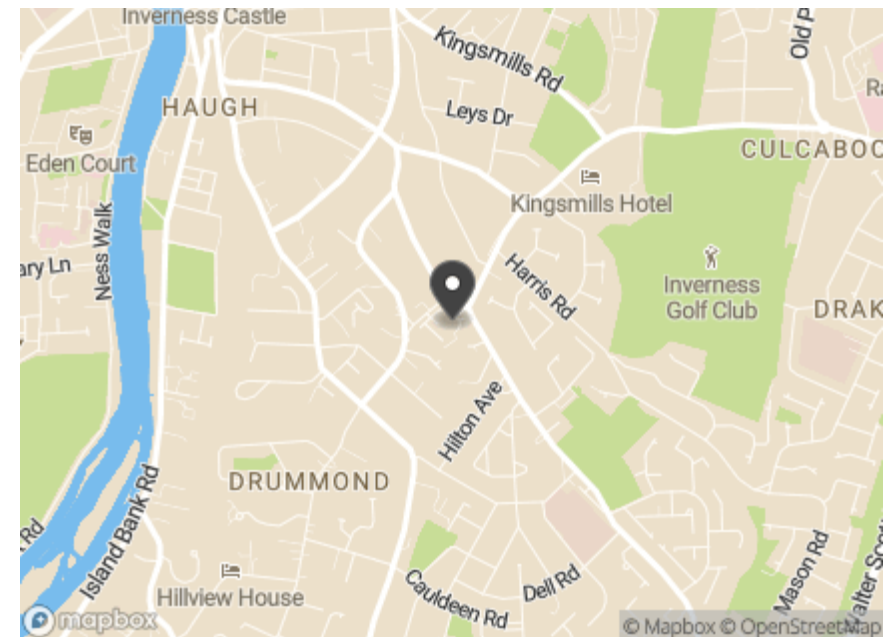
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B	88	88
(69-80) C			(69-80) C		
(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		



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