



Pict Avenue, Inverness, IV3 8LX

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Set amongst a quiet cul-de-sac in the established Scorguie area of Inverness, 20 Pict Avenue delivers generous living spaces across three floors, with mature gardens, a detached garage and excellent versatility throughout. From its open fire and traditional charm to the bright attic bonus room, this is a home designed to adapt to your lifestyle.

At the front of the home, a raised timber deck sits alongside a neat lawn, all enclosed by mature hedging that provides a sense of privacy. A paved driveway runs along the side of the property, offering off-street parking and leading to a detached garage built of concrete block with a metal-clad roof, up-and-over door, and timber side access.

The main entrance door opens into a bright and welcoming hallway, decorated in a floral patterned neutral wallpaper and laid with warm wooden flooring. A large radiator sits near the door while the staircase to the upper floor is positioned neatly to the right.

To the front of the home, the sitting room offers an inviting retreat. Finished in clean, neutral tones with continuation of the wooden flooring, this spacious room features a wide window that floods the space with natural light. At its heart is an open fire with a glossy black hearth and wooden mantel, a charming focal point and a cosy addition for the colder months.

Flowing naturally from the sitting room is the dining room, accessed through a wide opening. With similar décor and flooring, this room comfortably accommodates a family dining table, sideboard and additional furniture. A large window overlooks the rear garden, making it a bright and enjoyable space for everyday meals or entertaining.

Positioned at the end of the hallway is the kitchen/diner, a practical and sociable area with a traditional finish. Wooden cabinets are paired with light acrylic worktops, while cream tiles around the worktop areas provide a practical and easy-to-clean finish. Integrated appliances include an oven and gas hob and there's space for a small dining table. The tiled flooring is light in tone and easy to maintain. The kitchen continues into an extended section with a further worktop and cupboard below, along with a white sink and under-counter space for a washing machine. French doors open directly onto the rear garden, extending the living space outdoors in the warmer months.

The home also benefits from a handy WC, located beneath the stairs. With a toilet, basin, chrome towel radiator and crisp white painted walls, it makes it a useful feature for guests or every day convenience.

Upstairs, the staircase is finished in a brightly patterned carpet that continues onto the landing, where the same floral wallpaper from the hall carries through. The first floor contains three bedrooms and the main shower room.

The largest bedroom is a generous double with two built-in storage cupboards, a patterned feature wall and space for a large bed and freestanding furniture. A wide window brings in natural light, and a small radiator is mounted to one wall.

Another large double bedroom faces the front of the house, styled with a grey-toned floral feature wall and neutral paint elsewhere. This room benefits from a built-in wardrobe with clothes rails and shelving while the floor is carpeted in a soft, light tone.

The third bedroom is a single, best suited as a nursery, child's room or home office. With dark carpet, neutral paint and a slim window, this room remains a flexible option for changing needs.

The shower room is well designed, with a large walk-in cubicle featuring dark wet-wall panelling and a luxurious rainfall mains shower. A frosted window sits above the toilet, while the sink is integrated into a dark cabinet with storage beneath. A wide mirror above adds light and functionality.

From the landing, access is available to a converted attic space, currently used as a bedroom but ideal as a lounge, retreat or storage area. With light grey carpet, crisp white walls, a sloping ceiling and Velux-style rooflight, it's a calm, flexible space ready to suit your needs.

Heating and hot water are supplied by a wall-mounted Worcester Greenstar combi-boiler, located within the understairs cupboard, feeding a system of water-filled radiators. The windows and doors are modern uPVC double-glazed units, with glazed doors to the rear garden. Fascias, soffits, gutters and downpipes are all of low-maintenance PVC. The roofline includes timber-clad dormers and the attic floor features a Velux-style roof window for natural light.

The rear garden is a generous outdoor space, largely laid to lawn and framed by a mix of tall hedging, timber fencing and an attractive stone wall. Colourful plants and shrubs add seasonal interest and a welcoming splash of colour throughout the year. Directly outside the French doors is a paved patio area, perfect for placing outdoor furniture or enjoying a morning coffee. A raised timber decking section sits adjacent, offering another great spot for relaxing or dining. At the far end of the garden, a second raised deck features a wooden pergola above, creating a more secluded area for entertaining or evening drinks.

This is a home that balances traditional charm with practical family living, in a convenient residential area just a short distance from the city centre. With scope to personalise, excellent outdoor space and a flexible internal layout, 20 Pict Avenue is well worth your attention. Book your private viewing now, contact Hamish Homes to arrange.

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





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