



Waterloo Place, Inverness, IV1 1NB

Offers Over £145,000

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Hamish
PROPERTY PROFESSIONALS



- Excellent Location Close To Amenities
- Two Floors Of Spacious Accommodation
- Fully Fitted Kitchen With Appliances
- 4-Piece Bathroom With Bath And Shower
- Additional Separate WC On First Floor
- Bedroom with En-Suite Showerroom
- Modern Gas-Fired Central Heating System
- Timber-Framed Double Glazed Windows
- End-Terraced Traditional Stone Building
- Great Centre City Position

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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



Set across the upper two floors of a traditional stone built end terraced building, this three bedroom maisonette is ideal for a range of buyers including first-time purchasers, city professionals or landlords seeking a well-maintained rental investment.

A ground-floor entrance leads to a checkerboard floored hallway, where a radiator provides a warm welcome. A staircase, fitted with a dark grey carpet, rises to the first floor.

On this level you'll find the lounge, a large and comfortable space featuring a tall window that draws in plenty of light. The high ceiling adds a sense of openness, while the layout easily accommodates both lounge furniture and a dining table. A radiator sits neatly by the door and neutral wall tones provide a calm backdrop for everyday living.

Next door, the kitchen is fitted with wooden cabinets and black worktops. A stainless steel sink sits beneath a window while integrated appliances include a built-in oven, gas hob and extractor. There's space and plumbing for a washing machine and the room continues the clean, neutral style seen throughout the rest of the home.

The first bedroom is located on this level, which is a spacious double with a tall window and built-in sliding door wardrobe, painted in white for a bright, modern look. A radiator is positioned by the door while the thick dark grey carpet underfoot adds warmth and comfort, making the room feel cosy and inviting.

Also on the first floor is a handy separate WC - perfect for guests or busy households - featuring a white toilet and wash-hand basin, mirror and crisp white décor.

Upstairs, the second bedroom is another double room, also carpeted in dark grey and lit by a dormer window. This room also benefits from its own en-suite shower space fitted with a white basin and enclosed shower cubicle.

Bedroom three is a slightly smaller room, also on the second floor, with white painted walls and another dormer window. It would suit use as a guest room, office or child's bedroom depending on individual needs.

Completing the accommodation is a bathroom featuring a four piece suite, including a long white bath set beneath the window, a separate shower enclosure, wash-hand basin and toilet. Having both a bath and separate shower provides flexibility for busy mornings or relaxed evenings. The tall white ladder radiator offers warmth and convenience and the room is decorated with neutral white walls.

The property is fully double glazed with timber-framed windows and benefits from gas-fired central heating throughout, with the boiler located in the kitchen and radiators in each room. The surrounding area offers easy access to shops, cafés and public transport links all just a short walk from the door.

With three bedrooms, one en-suite, a full bathroom and celan modern interiors, this is an appealing home in the heart of the city. Early viewing is highly recommended so contact us today to arrange your visit to 42 Waterloo Place.

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.





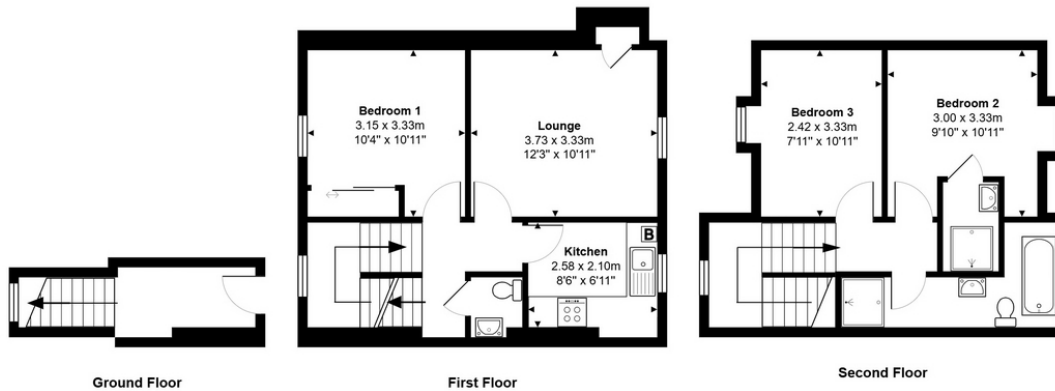
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 83 m2



42 Waterloo Place



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					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61	66	(55-68) D	57	63
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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