



Waterloo Place, Inverness, IV1 1NB

Offers Over £145,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Part Of Traditional Stone-Built Terrace
- Checkerboard Tiled Entrance Hallway
- Cloakroom WC On First Floor
- Two Shower Rooms On Upper Floor
- Modern Neutral Décor With Wooden Flooring
- Gas Central Heating Throughout Property
- Timber Double Glazed Windows Installed
- Fantastic Potential For City Living
- Close To Shops And Amenities
- Great For a Range of Buyers

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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



This spacious three-bedroom maisonette offers flexible accommodation across two floors and makes the most of its city location. With high ceilings, timber-framed double-glazed windows, wooden flooring and two separate shower rooms, the home presents a rare opportunity for those seeking charm, convenience and generous living space right in the heart of Inverness.

Entry is into a bright ground-floor hallway with checkerboard tiled flooring and a large radiator that offers a warm welcome all year round. Neutral walls provide a clean, modern finish and there's a handy coat rack positioned beside the timber staircase that leads up to the main living spaces.

At first-floor level, the central landing features natural wooden flooring and a consistent neutral palette on the walls that continues throughout the property. Leading from here is a bright and spacious lounge with a window to the front which overlooks the street outside. The room enjoys a high ceiling while its size allows room for sofas and furniture. A small decorative alcove with a spotlight adds character to the space while a radiator sits neatly by the door.

Also on the first floor is a well equipped kitchen, with wooden cabinets, sleek black worktops and a stainless steel sink placed beneath a front facing window. An integrated oven and four-ring gas hob are set below a stainless steel extractor hood and there's space and plumbing for a washing machine and a tall fridge freezer. The wooden flooring continues underfoot, complemented by the same clean, neutral walls seen elsewhere.

The first of the home's three bedrooms is on this floor and is a generously sized double with the same wooden flooring. A tall window to the rear brings in natural light while a large built-in wardrobe with sliding wooden doors takes care of all your storage needs. A radiator by the door ensures the space is kept comfortable year-round.

Completing the first-floor layout is a separate WC finished in crisp white, with a modern floating sink, circular wall mirror above and coordinating white toilet. It's location is ideal for guests or daytime use.

Up a further flight of stairs, the second floor offers two additional bedrooms and both of the property's shower rooms. The second bedroom is a bright and spacious double with a dormer window overlooking the street. White walls, timber flooring and a single built-in storage cupboard keep the room simple and stylish.

Bedroom three is smaller in size and currently carpeted in grey, with neutral walls, a radiator by the door and a small dormer window to the rear. Its sloped ceiling gives the space a cosy feel and would be perfect for a home office, dressing room or single bedroom.

The main shower room features a modern three-piece suite, including a chrome-edged cubicle with mixer shower inside, a toilet and a wash-hand basin with mirror above. A Velux window brings in natural light from above while a chrome ladder radiator provides warmth and style.

Also on this level is an additional shower room, featuring another shower cubicle with mixer shower and contrasting cream wall tiling. It's a practical feature for shared living or busy family mornings.

The home benefits from gas-fired central heating, with a boiler in the kitchen supplying water-filled radiators throughout. Double glazing has been fitted to all windows, including the dormers, which are clad in timber externally.

This is property offers space, flexibility and potential in a prime Inverness location. Whether you're buying your first home, investing or looking for a smart city base, this maisonette deserves your attention. Contact Hamish Homes today to arrange your own private viewing today.

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.





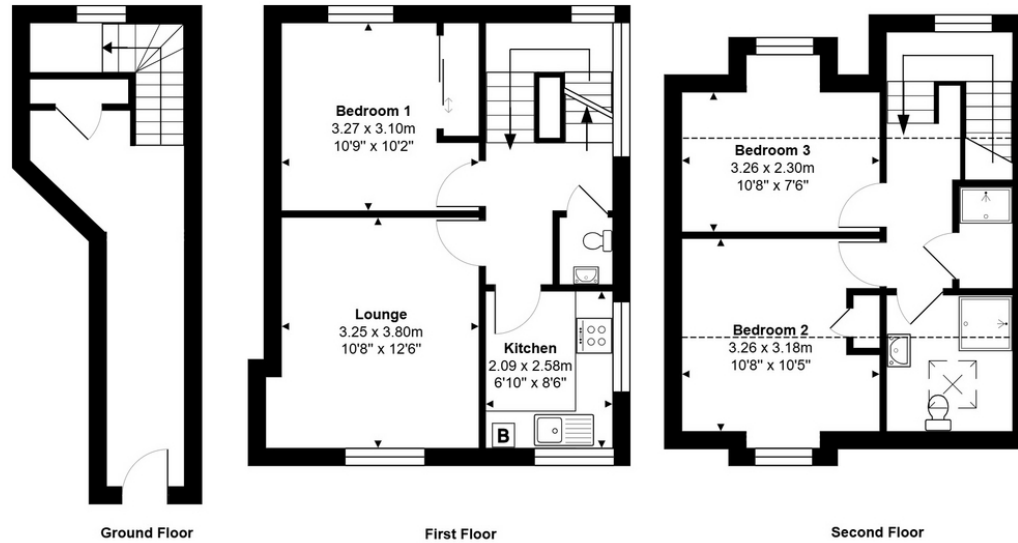
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36 Waterloo Place



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			(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					
	70	78		68	79
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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