



Brock Road, Inverness, IV2 6HH

Offers Over £235,000

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Hamish
PROPERTY PROFESSIONALS



- Stylish Media Wall In Living Room
- Bright Kitchen With Integrated Appliances
- Three Bright And Spacious Bedrooms
- Modern Bathroom With Shower Over Bath
- Downstairs WC For Added Convenience
- Gas Combi Boiler Heating System
- Close To Inverness Amenities And Schools
- Double Glazed PVC Windows Throughout
- Timber Shed For Outdoor Storage
- Ideal Family Home

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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 within the sought-after Milton of Leys area, this modern three bedroom end terraced home offers a fantastic opportunity for families looking for a stylish property in Inverness. With thoughtfully designed interiors, enclosed garden spaces and a striking media wall in the lounge, this move-in ready home combines comfort, practicality and character.

The front garden includes a neatly maintained lawn and paved pathway leading to the front door, while the side and rear gardens offer private outdoor areas to enjoy. Inside, the hallway greets you with soft green painted walls, clean white finishes and a decorative radiator cover. The wood-effect flooring continues throughout the ground floor, enhancing the sense of flow and space.

The first door on the left opens to the bright kitchen. This is fitted with white cabinets with chrome handles and sleek light grey worktops, wrapping neatly around three walls. A built-in oven, electric hob and extractor fan are all integrated, with space for a washing machine and dishwasher beneath the counters. A stainless steel sink is positioned under the window overlooking the front and a small radiator is tucked neatly near the door.

At the rear of the property, the spacious living room is a standout feature. Neutral décor is paired with a striking deep blue painted media wall, complete with a built-in TV recess, display alcoves and an electric decorative fireplace. The room offers lots of space for both lounge and dining furniture while glazed French doors open directly to the rear garden, making this an ideal room for relaxing or entertaining.

The downstairs WC is a welcome addition, particularly for guests or day-to-day use. It's a compact room with a sink, toilet, frosted window and wall-mounted mirror, but adds real convenience to family life.

The staircase rises from the entrance hallway, laid with thick grey carpet and finished with clean white banisters. The soft green wall colour from the hallway continues up onto the landing, creating a seamless transition between the two floors.

The main bedroom is a generous size with a stylish acoustic panel feature wall in grey and black tones that immediately catches the eye upon entry. The rest of the walls are a soft light grey colour while a modern grey radiator is found beneath one of the large windows. The room benefits from a built-in wardrobe with mirror fronted sliding doors, making it a great place to store clothes and keep the room clutter free. Its dogleg shape offers flexibility for additional furniture arrangement.

The second bedroom is another good-sized double, finished with a bright pink feature wall. A mirrored built-in wardrobe, radiator and grey carpet make it both practical and comfortable. The third bedroom is slightly smaller and suited to use as a single room, home office or nursery. It mirrors the style of the second bedroom with a pink accent wall, neutral tones and grey carpet. A built-in storage cupboard and radiator complete the space.

The family bathroom is smartly finished with large wall tiles around the bath and shower area and neutral white paint elsewhere. There's a large white bath with mixer shower above and screen to the side. A built-in unit provides key storage space for bathroom essentials with the sink and toilet built into it. A frosted window adds natural light and there's a radiator installed for warmth.

Double glazed windows and modern composite doors ensure good energy performance year round. Heating and hot water are supplied by a wall-mounted gas combi boiler while smoke and heat detectors are fitted throughout the home with a carbon monoxide alarm in the kitchen for safety.

The rear garden is mostly paved with a small lawn section and entirely enclosed by tall wooden fencing. A timber shed offers useful outdoor storage.

This well-designed modern home, perfectly located in a highly desirable area, offers everything needed for comfortable day-to-day living, with its end-terraced position and stylish finishes making it a very appealing option. Early viewing is definitely recommended, so contact Hamish Homes now to schedule your private appointment.

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.





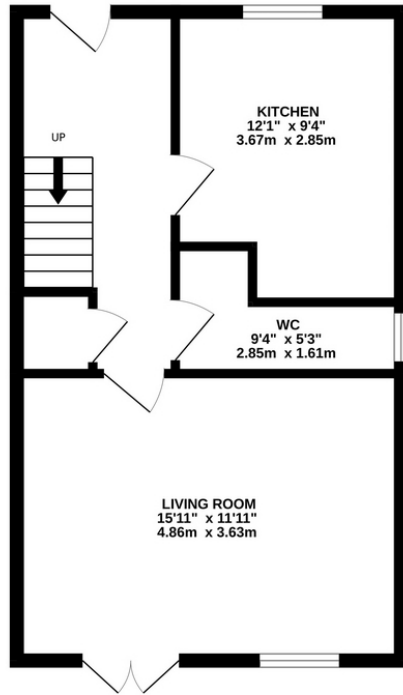
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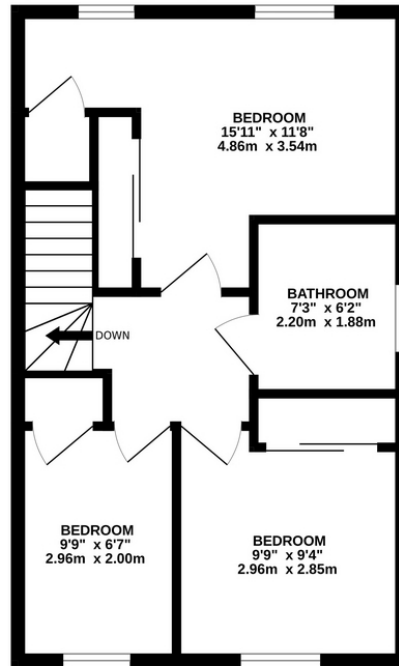
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GROUND FLOOR



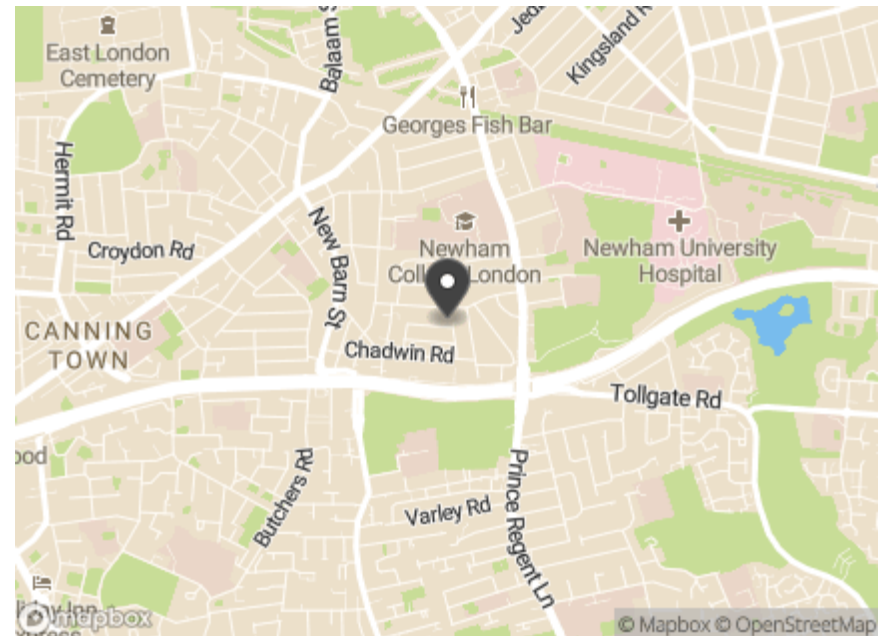
1ST FLOOR



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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