



Culduthel Road, Inverness, IV2 4AN

Offers Over £250,000

Hamish

www.hamish-homes.co.uk | 01463 250000



Hamish
PROPERTY PROFESSIONALS



- Detached Stone-Built Garage
- Two-Storey Semi-Detached Converted Steading
- Deep Cottage Window Sills And Cosy Nooks
- Well-Equipped Galley Style Kitchen
- Modern Shower Room With Rainfall Shower
- Worcester Greenstar Central Heating Boiler
- Walkable To Inverness City Centre Amenities
- Originally Built Circa 1823, Converted In 2003
- Timber-Framed Double Glazed Windows
- Ideal Home For Couples Or Professionals

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



This converted steading combines traditional charm with modern living, set just off Culduthel Road in a well established residential area near Inverness city centre. Originally built around 1823 and converted in 2003, the property offers a comfortable layout across two floors with period details, a private front garden and a detached stone-built garage directly opposite. This is an appealing home in a highly convenient location.

At the entrance, a beautiful stone-built porch with pitched slate roof sets the tone for the home. Step inside and you're welcomed into a small hallway with white walls and a timber staircase running off to the left. A standout feature here is the deep-set cottage window that's currently dressed with cushions to create a peaceful window seat overlooking the garden.

The living room is spacious and full of natural light, with large windows to the front and smaller cottage style windows to the side and rear, both finished with traditional deep sills that add character and charm. Cream walls and wooden flooring bring a calm, neutral tone to the room, while the generous proportions allow space for a sofa set, dining table, bookcase and more. Radiators are fitted at either end to ensure warmth and comfort year-round.

Leading from the living room, the galley kitchen makes smart use of space and storage. It's fitted with light-toned wall and base units with chrome handles, and grey marble-effect worktops. Appliances include an integrated dishwasher and fridge freezer, electric hob and built-in oven at eye-level, while a stainless steel sink with draining board sits beneath the rear-facing window. There's also plumbing and space for a washing machine.

Completing the ground floor is a convenient WC compartment, tucked neatly away for guest use. A turning staircase with a green tartan-style carpet and wooden handrail curves gently up to the first floor, where the same carpet continues across the landing, lending a soft, traditional feel throughout.

The main bedroom is a peaceful double room with soft green carpeting and white walls. A dormer window adds natural light while the rooms dimensions allow space for a double bed and side tables. A built-in cupboard offers useful storage and you'll find a radiator is placed near the door.

The second bedroom, slightly smaller, is also suitable for a double bed. It features the same gentle green carpet and white walls, with a Velux-style rooflight window adding charm and brightness. A radiator near the door ensures warmth in cooler months.

Serving the upstairs rooms is a stylish shower room. The large shower enclosure features a mains-fed rainfall shower, with sparkly white wetwall panelling inside and around the lower walls elsewhere. Above this is a soft mint green paint finish, keeping things fresh and calming. The white vanity unit cleverly combines the toilet and sink, with integrated cupboard storage and ample counter space. A heated white ladder towel rail and Velux window complete the room.

Outside, the garden area at the front is attractively presented with a blend of gravel, cobbles and mono block paving. A colourful mix of shrubs, small trees and flowering plants bring a welcome splash of life and privacy to the entrance.

Just across from the home is a stone-built single garage with a pitched slate roof and double timber doors. Measuring around 15 square metres inside, it's ideal for use as a garage, hobby space or workshop.

This is a delightful home with a rich sense of history, conveniently placed for Inverness city life while offering a quiet residential setting. Whether you're looking for your first home, a characterful pied-à-terre or a property full of charm and comfort, 1 Stable Cottages is one not to miss. Contact Hamish Homes today to arrange your 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.





 2

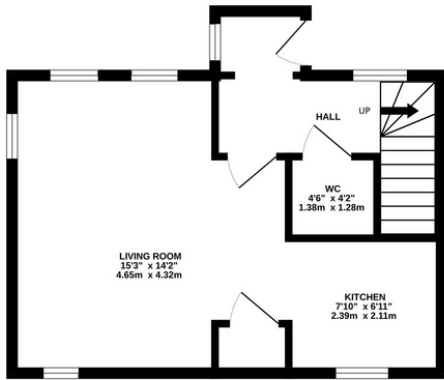
 2

 1

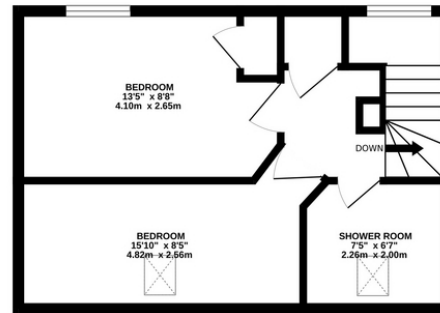
 66 m2



GROUND FLOOR



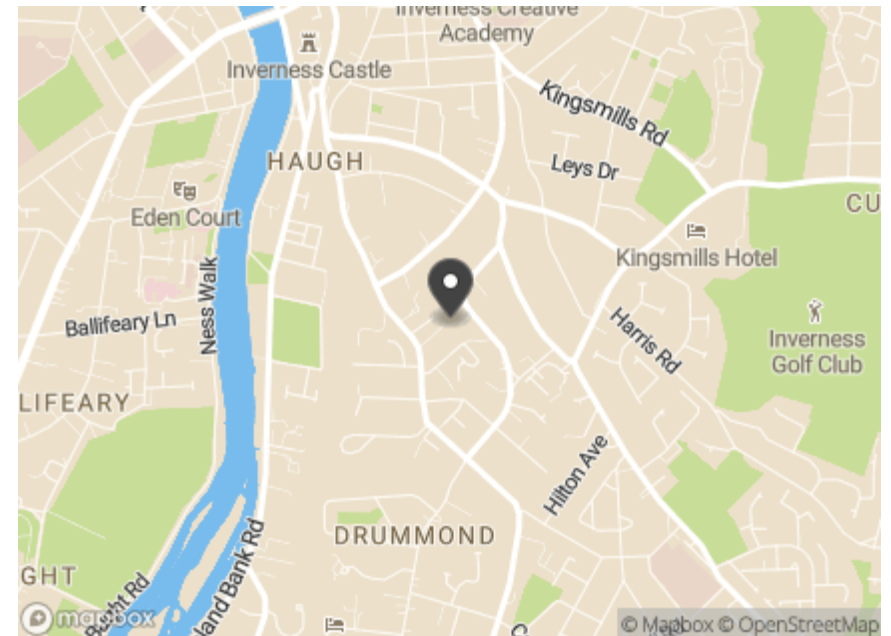
1ST FLOOR



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.
Made with Metropix ©2025

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		
	67	82
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		
	66	81
England, Scotland & Wales		EU Directive 2002/91/EC



Hamish

Kintail House, Beechwood Park,
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000

