



## Old Edinburgh Court, Inverness, IV2 4FD

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- Historic Category B Listed Building Conversion
- Ground Floor Flat with Private Entrance
- Open-Plan Lounge Dining Kitchen
- Bright Living Area with Three Windows
- Kitchen With Integrated Appliances
- Double Bedroom with Built-In Wardrobe
- 3 Piece Bathroom Suite with Overhead Shower
- Electric Convector Heaters Throughout the Flat
- On-Site Allocated Parking Space Included
- Ideal First-Time Buy or Investment

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



As part of a converted Victorian property, used as a hospital, this striking building has long been part of Inverness's architectural story. Now a thoughtfully converted residential development, it houses twenty-five homes in all, each with its own character, history and appeal. Situated on the ground floor, this one-bedroom flat offers a unique blend of heritage charm and practical, modern living.

Inside, the flat opens to a compact hallway that connects the space. The open-plan lounge, dining and kitchen area is bright and inviting, with windows on three sides bringing in plenty of natural light. There's room for both a comfortable sofa and a small dining table, while two modern electric convector heaters keep the space warm all year round. The wooden flooring runs throughout the room and into the kitchen area, giving a cohesive and clean feel to the home.

The kitchen itself is neatly tucked around the corner, fitted with modern grey cabinets featuring round black knob handles and contrasting light-coloured worktops. There's a built-in electric oven, an electric hob with extractor fan above and space for undercounter appliances such as a fridge and washing machine. You'll find a stainless steel sink and clean white tiling, which surrounds the worktop areas, creating a bright low-maintenance finish. With walls painted in matching grey to complement the cabinets, this compact kitchen offers both style and practicality for everyday cooking and dining.

The bedroom is a good size double, with thick grey carpet and walls painted in fresh white for a clean, relaxing look. Windows on two walls bring in plenty of natural light while a built-in wardrobe with mirrored sliding doors provides useful storage without taking up extra space.

The bathroom is neatly finished in a white and grey palette, with a traditional three-piece suite including a bath with shower over, pedestal basin and WC. The basin sits above a cabinet unit for storing toiletries with a small mirror and shelf above to complete the look. A high-set window adds light and ventilation while decorative flooring brings the space together.

The property benefits from timber-framed single-glazed windows and electric convector heating throughout. Hot water is supplied by an immersion heater, with the insulated cylinder housed in a lounge cupboard. Safety features include smoke alarms in key rooms and a carbon monoxide detector in the kitchen. Entry to the flat is via a shared entrance.

Externally, residents enjoy the use of shared garden grounds to the front, side and rear, all maintained as part of the development. An allocated on-site parking space is also included with the flat, offering everyday convenience just a short distance from Inverness city centre.

This is an ideal property for a first-time buyer, someone looking to downsize or an investor seeking a well-located and Inverness flat. With its modern finishes, historic setting and ready-to-move-in condition, this home presents a rare opportunity in the Highland capital. Viewings are highly recommended, contact your agent today and see for yourself what makes 2 Old Edinburgh Court such a distinctive place to call home.

## 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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41 m2



**Lounge**  
5.35 x 3.32m  
17'7" x 10'11"

**Kitchen**  
2.07 x 2.36m  
6'9" x 7'9"

**Bedroom**  
3.48 x 2.78m  
11'5" x 9'1"

The floor plan shows a rectangular layout. The lounge is the largest room, occupying the top half. The kitchen is on the left, containing a sink, stove, and refrigerator. The bedroom is on the right. The bathroom is located between the kitchen and the bedroom, containing a bathtub, toilet, and sink. A central hallway provides access to all rooms. Arrows indicate the placement of doors and windows.

### Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92+		
B	81-91		
C	69-80		
D	55-68		
E	39-54	51	
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Score Range	Current	Potential
A	92+		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO<sub>2</sub> emissions

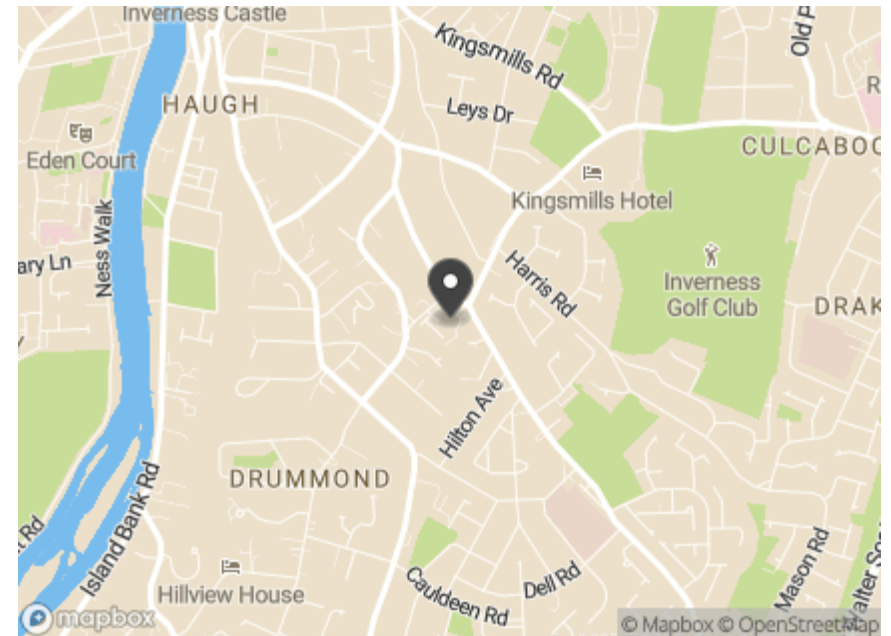
Not environmentally friendly - higher CO<sub>2</sub> emissions

**England, Scotland & Wales**

EU Directive 2002/91/EC

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