



Suilven Way, Inverness, IV3 8PD

Offers Over £180,000

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Hamish
PROPERTY PROFESSIONALS



- Stylish Kitchen With Integrated Appliances
- Gas Central Heating Throughout
- Neutral Décor And Modern Finishes
- Communal Parking Area Nearby
- Excellent Local Amenities Within Reach
- Contemporary Shower Room
- Double Glazed uPVC Windows And Doors
- Fully Enclosed Rear Garden With Shed
- Smoke & Carbon Monoxide Detectors Installed
- Great 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



Clean lines, smart finishes and a practical layout make this a standout choice for buyers seeking a family home in an established Inverness neighbourhood. With three bedrooms, private gardens to the front and rear and a large kitchen/dining room this mid-terraced home blends comfort with everyday convenience.

A small lawn and decked entryway welcome you into the home, where a porch leads through to the main hallway. The wooden flooring, white door frames and soft neutral tones offer a fresh first impression which continues into the main living areas. A cloakroom with WC is also located off the hall for added convenience.

The lounge sits at the front of the property, offering a calm and spacious area with light grey walls, a wide window and a slim radiator beneath. There's plenty of room in here to accommodate your sofa suite and media units, too. Double doors open directly into the kitchen/dining space, allowing the ground floor to flow naturally.

Spanning the width of the rear of the home, the kitchen/dining room offers both practicality and character. Traditional wooden cabinets are paired with sleek black worktops and shiny grey tiled splashbacks. Integrated appliances include a gas hob, oven and extractor fan, and there's designated space for a washing machine, tumble dryer and freestanding dishwasher. A stainless steel sink sits beneath the window while a rear door provides access to the garden. On the opposite side of the room, a bold blue feature wall contrasts against the surrounding white walls and defines a generous dining area that comfortably fits a family table and chairs.

Upstairs, you'll find three good size bedrooms and a smart shower room, completing the internal layout. The main bedroom at the front feels calm and composed, with soft natural light and a clean palette of grey and white contrasting walls that makes it easy to imagine adding your own style. It's a generous room with ample space for a full bedroom suite and more. At the rear, the second double bedroom is currently set up as a nursery, a gentle and soothing space with a soft grey carpet and blush-pink accents that lend a peaceful charm. The third bedroom, smaller but full of character, features a bold mix of white and deep purple that works beautifully as a creative home office, reading nook or a cosy single bedroom.

The upstairs shower room has a real clean, modern feel. A chrome-edged cubicle with electric shower and easy-clean wetwall panelling offers a practical and stylish solution for everyday use. The sculpted seashell-shaped basin gives the space its own personality, while the frosted window and soft grey tones give the room a fresh, contemporary finish.

The property is fully double glazed with uPVC units and benefits from gas central heating via a boiler in the roof space. The radiators are thermostatically controlled. Smoke and carbon monoxide alarms are also installed for peace of mind.

Outdoor space is a key asset here. The rear garden is attractively tiered, with a paved patio just outside the back door, a central lawn and a raised level with a large timber shed. Modern grey fencing encloses the space and provides privacy. Communal parking is available close by and local amenities, shops and schools are also within easy reach, making this a highly practical and appealing home for a range of buyers.

Viewings are available by appointment only, so to explore everything this home has to offer, contact Hamish Homes today to arrange your own 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.





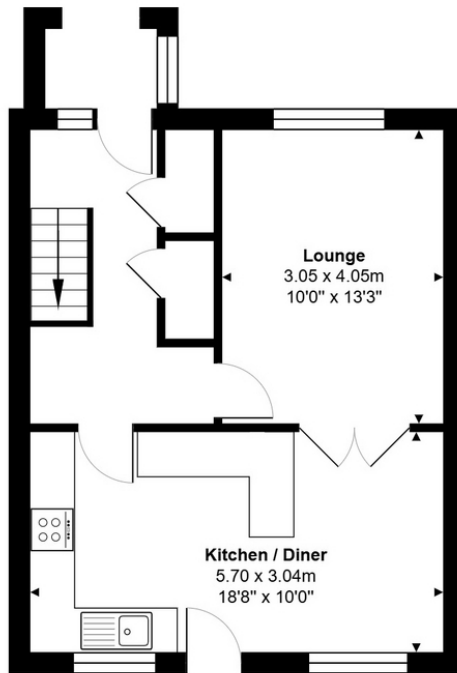
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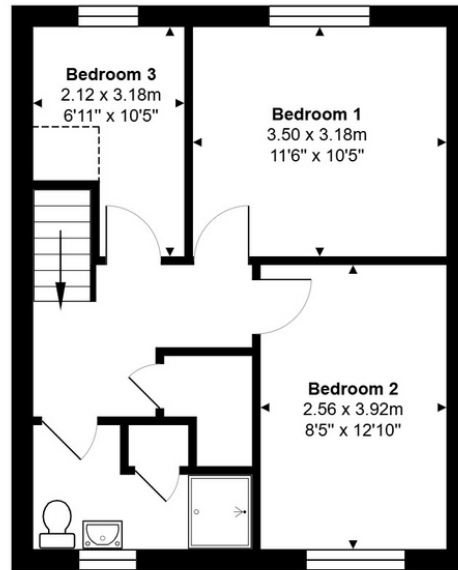
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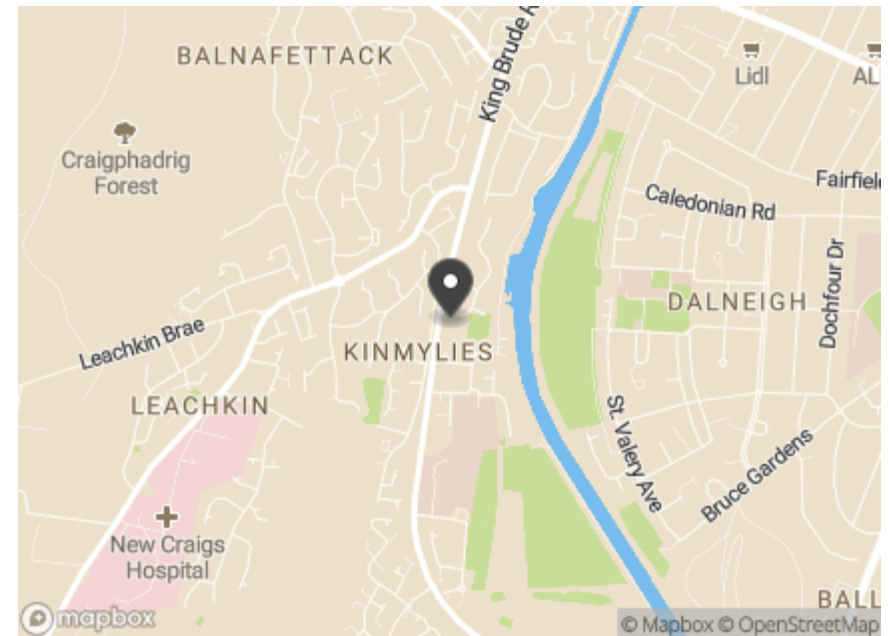
Ground Floor



First Floor

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	73	79
(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					
	69	77			
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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