



Blackwell Road, Inverness, IV2 7DZ

Offers Over £160,000

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Hamish
PROPERTY PROFESSIONALS



- Spacious Living Room With Media Wall
- Two Double Bedrooms With Built In Storage
- Loft Access With Ladder And Lighting
- Off-Street Parking On Private Driveway
- Popular Residential Area Near Amenities
- Modern Kitchen With Integrated Appliances
- Modern Shower Room With Mains Shower
- Enclosed Rear Garden With Patio & Lawn
- Gas Central Heating With Radiators Throughout
- Great First Home or Investment Opportunity

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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



Set in a peaceful residential area of Culloden, this modernised two bedroom semi-detached property offers bright and comfortable living with private gardens and off street parking. Tastefully decorated and thoughtfully laid out, this home is ideal for first-time buyers or buy-to-let investors seeking a quality home in a well established neighbourhood close to Inverness.

Entry is via a lean-to porch at the front, leading into a spacious sitting room that immediately impresses with its size. A fresh grey colour scheme is paired with a dark grey media wall, complete with recesses to mount a large TV and soundbar. Ceiling spotlights, wooden flooring and a wide front facing window enhance the contemporary feel, while the staircase rises neatly from the rear of the room. A door at the back leads through to the kitchen.

Compact yet well laid out, the kitchen is fitted with light wood effect cabinets and sleek dark grey worktops, with cabinets on three walls offering excellent storage. A built-in oven with gas hob and extractor is positioned for easy use, while a stainless steel sink sits beneath a rear-facing window. There's also space and plumbing for a washing machine. The space is finished in soft green painted walls with dark grey flooring. A glazed door opens directly onto the garden patio from here.

Upstairs, the landing and bedrooms are all floored in a dark grey carpet. One bedroom is a bright double, with three white walls and a rich blue feature wall adding character. A built-in mirrored wardrobe with gold trim provides great storage and reflects the natural light from the rear window. The second bedroom is another generous double, painted in light neutrals with a vibrant peach feature wall. It features its own built-in storage cupboard and a wide window overlooking the front of the home.

The shower room has been smartly upgraded with a rounded corner cubicle and mains shower, while a white toilet and sink is set within a dark grey vanity unit which provides useful storage for bathroom essentials. A tall chrome towel radiator adds a modern touch, while the large frosted window above the sink allows for natural light without compromising privacy.

The property also benefits from a loft space, accessed by a pull-down ladder. This area is lit and offers practical extra storage room.

A Worcester Greenstar 30Si wall-mounted gas boiler is located in the kitchen cupboard and supplies radiators throughout the home. The same system provides domestic hot water on demand. Windows are the original tilt-and-turn timber units with double glazing, while both the front and rear doors are modern uPVC double glazed units. Smoke and carbon monoxide detection systems are installed.

Outside, the home sits on a roughly rectangular plot with garden grounds to the front, side and rear. The front garden is a mix of gravel, grass and paved paths, while the fully enclosed rear garden offers a mix of lawn and a paved patio area, perfect for seating or outdoor dining. A tall timber fence provides both privacy and shelter. Off-street parking is available via a gravel and paved driveway to the side with a timber shed providing handy external storage.

This is a superb opportunity to secure a home in a sought after area, with great local amenities and excellent links to Inverness city centre. We recommend seeing this one soon as demand for properties like these are always high. Contact Hamish Homes to arrange your private viewing today.

About Culloden

Culloden, a historic village located just a few miles east of Inverness, is well known for the famous Battle of Culloden in 1746. The village is home to the Culloden Battlefield and Visitor Centre, making it a destination for history enthusiasts. Despite its historical significance, Culloden provides a peaceful and family-friendly atmosphere, ideal for those looking to settle in a quiet yet well-connected location.

The village boasts a range of local conveniences, including shops, cafes and healthcare facilities, while Inverness, just a short drive away, offers larger supermarkets, shopping centres and entertainment options. Culloden has well-regarded schools, including Culloden Academy for secondary education, and local primary schools serving younger children, making it an attractive choice for families.

Culloden enjoys excellent transport links, with regular bus services to Inverness and easy access to the A96, connecting residents to Inverness Airport and the wider region. The area also offers abundant outdoor activities, with scenic walking routes, parks and the nearby Moray Firth for coastal exploration. With its strong sense of community, historical charm and proximity to Inverness, Culloden is a desirable location for those looking to buy property in the Highlands, offering both tranquillity and convenience.



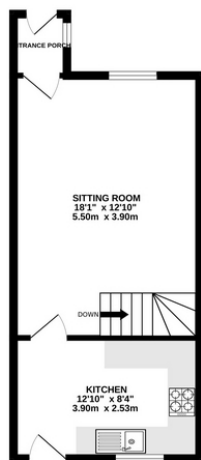



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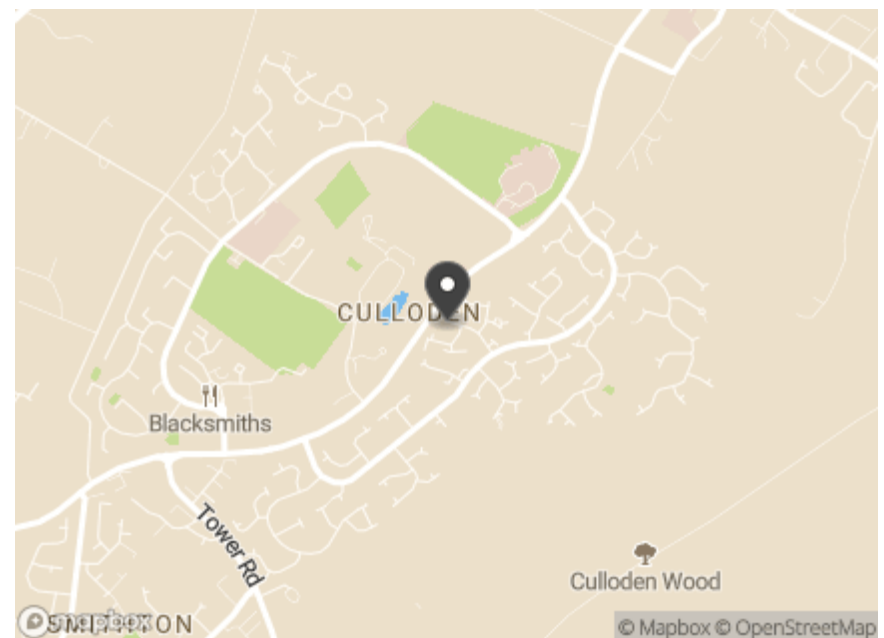
 65 m²





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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