



Farr, Inverness, IV2 6XJ

Offers Over £245,000

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Hamish
PROPERTY PROFESSIONALS



- Semi-Detached Cottage Built Around 1960
- Spacious Living Room With Wood Burning Stove
- Two Spacious Bedrooms On First Floor
- Handy Ground Floor Shower Room
- Mature Gardens To Front, Side And Rear
- Bright Dining Area With Rear Garden Views
- Ground Floor Double Bedroom
- Family Bathroom On First Floor
- Outbuilding With Light And Power Supply
- Driveway With Ample Off-Street Parking

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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



2 Farr Cottages is a traditional home that can easily adapt to family living, home working or creative pursuits. Built around 1960, this one and a half storey semi-detached house provides a surprising amount of space across its 131m² floor area, complemented by generous gardens and an outbuilding with power.

Stepping into the living room you're greeted by a comfortable space anchored by a wood-burning stove set within a fireplace on a black hearth. The neutral cream walls are brightened by a bold feature colour on the chimney breast, tying in with the carpet. A wide front window brings in light, while the size of the room easily accommodates sofas, chairs and additional furniture.

At the rear, the dining area is neatly defined, finished with wooden flooring and cream walls. A rear facing window ensures a bright outlook over the garden, creating a pleasant spot for everyday family meals or more formal gatherings.

The kitchen leads off from the living space and has a cheerful, functional feel. Wooden cabinets line the walls, both floor and wall mounted, topped with light-coloured laminate worktops. A pale green feature wall adds character, while a stainless steel sink sits beneath the window for a pleasant outlook. Space is provided for a free-standing cooker, along with under counter plumbing for both a washing machine and dishwasher.

A small hallway leads off the kitchen, giving access to the shower room. Here, striking blue walls add vibrancy, offset by light vinyl flooring. The suite is modern in style, with a toilet, hand basin and shower cubicle fitted with an electric shower. A frosted window brings light while retaining privacy.

Also on the ground floor are two further rooms that provide real flexibility. The double bedroom is a good size, decorated with light grey walls and a striking feature wall with geometric patterned wallpaper. The skirting and window frame are painted in a bold blue tone that also adds flair. There is plenty of space for a bed and accompanying furniture, making this a comfortable retreat.

Adjoining through double glazed doors, the office provides an additional dimension. Currently fitted with shelving and a built-in cupboard, it is finished in white with the neutral carpet continuing from the bedroom. This adaptable room could be used as a work from home office, library, playroom or hobby area, or the two spaces could be opened up to create a larger suite.

The staircase rises from the main hallway, with grey carpet flowing up and onto the first-floor landing. The first of the upstairs bedrooms is a large double decorated with light coloured walls and a feature wall in deep purple to match the plush carpet. A wide window floods the room with light, while open fronted recesses provide practical storage solutions.

The second bedroom upstairs is also a double with a purple carpet and light coloured decoration. A built-in cupboard offers useful storage, while a window brightens the space and a heater near the door provides warmth.

The bathroom completes the upper level. A coordinated light green suite includes a bath with electric shower above, a toilet and sink. White tiling surrounds the bath area for easy maintenance, while a slim frosted window allows natural light into the room.

Outside, the property sits within generous gardens to the front, side and rear, combining lawn, paving, stone chips and planting. Mature trees add both colour and privacy, while the boundaries are secured by a mixture of fencing and hedging. A chip-stone driveway provides off street parking, while a timber outbuilding with power and light offers scope for a workshop, studio or practical storage.

Windows and doors are of double-glazed UPVC manufacture, with instantaneous electric heaters throughout and hot water supplied by a kitchen cylinder with immersion heater.

2 Farr Cottages is a deceptively spacious semi-detached home in a peaceful Highland village setting. With its three double bedrooms and generous living space, plus mature gardens, private parking and a powered outbuilding, it is well suited to families or those seeking a work from home lifestyle within commuting distance of Inverness. Contact Hamish Homes today to arrange your private viewing.

About Farr

Farr, a small rural community just south of Inverness, offers the perfect blend of peaceful countryside living and convenient access to urban amenities. Tucked away in the picturesque Strathnairn Valley, Farr is surrounded by rolling hills, woodlands and open farmland, making it ideal for those who appreciate nature and outdoor pursuits. Despite its tranquil setting, Farr is only about 10 miles from the Highland capital of Inverness, putting a full range of shops, healthcare facilities, restaurants and entertainment easily within reach.

Families will appreciate Farr Primary School, known for providing quality education in a nurturing environment, while secondary education options are available in Inverness. For leisure, residents can take advantage of walking and cycling routes through the surrounding countryside, or explore nearby historical sites, lochs and scenic viewpoints.



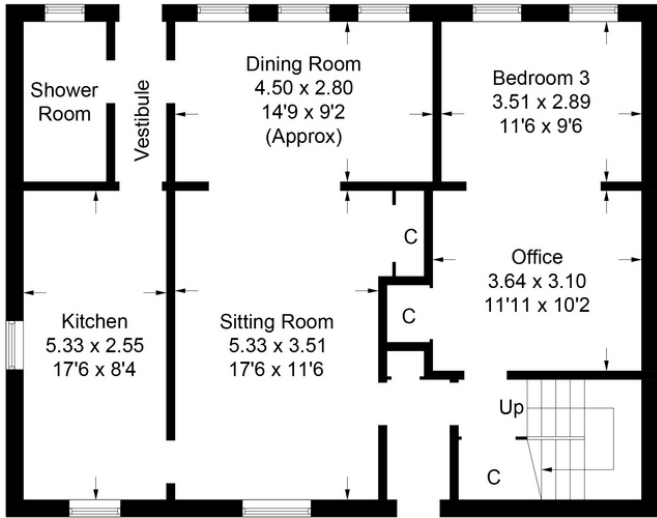


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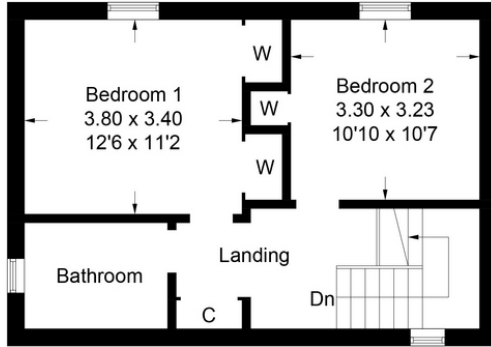
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 131 m2





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232802)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		93
(81-91) B			(81-91) B	86	
(69-80) C			(69-80) C		
(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			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		



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