



Aignish Drive, Inverness, IV2 6ET

Offers Over £235,000

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Hamish
PROPERTY PROFESSIONALS



- Located Within Sought After Slackbuie Area
- Built Just Six Years Ago
- Modern Kitchen With Built In Appliances
- Convenient Ground Floor WC
- Built In Mirrored Wardrobe In Main Bedroom
- Private Driveway For Two Vehicles
- Family Bathroom With Shower Over Bath
- Warm Gas Central Heating System
- Three Roof Mounted Solar Panels Installed
- Enclosed Rear Garden With Timber Shed

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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



This modern semi-detached home is ideal for families or anyone seeking a modern, well looked after property in a convenient city location. Built around six years ago, it combines energy efficiency with a clean, contemporary interior and private parking on the driveway in front.

The entrance hall features wood laminate flooring and neutral decor, setting the tone for the rest of the home. A staircase to the right, with a soft grey carpet underfoot, rises to the first floor while a radiator mounted on the wall ensures the space remains warm and welcoming.

The first door on the left opens into the sitting room, a comfortable space finished with a dark grey carpet. Three white painted walls keep it bright, while a peach toned feature wall adds a warm splash of colour. A large front facing window brings in natural light, complemented by radiators, one positioned beneath and another along the internal wall, bringing consistent heat throughout the room.

At the rear of the property, the kitchen and dining area forms a sociable family space. The kitchen is fitted with light coloured cabinets and chrome handles, topped by pale grey acrylic worktops. A built-in oven and gas hob with stainless steel extractor are neatly arranged along one wall, with a stainless steel sink below a wide window that keeps the room bright. Matching units provide excellent storage, both above and below the counters. The same wood laminate flooring from the hallway continues through, tying the area together. The adjoining dining area is finished in a soft green tone and has space for a family table and chairs. Two radiators ensure the room stays warm, while a glazed door opens directly to the rear garden, filling the space with light.

A convenient WC completes the ground floor layout. Painted in a mix of light blue and white, it includes a white toilet with a contrasting dark grey seat, a small pedestal sink and a radiator positioned between them. The wood flooring continues through from the hallway into here, maintaining a consistent finish.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom features a deep blue accent wall paired with white decor and a grey carpet. A large window with radiator beneath provides both light and warmth, while a built-in wardrobe with mirrored sliding doors offers valuable storage without taking up additional space.

The second bedroom is another double, with a mix of soft white, blue and peach tones that give the room a bright and creative look. It includes a square window with radiator below and ample room for a double bed and additional furnishings.

The third bedroom is a single, finished with white walls and one bold blue feature wall. A square window draws in light, while a radiator keeps it cosy. The grey carpet from the landing continues throughout the upper floor, unifying the space.

The family bathroom delivers a burst of character, pairing bold green painted walls with textured grey tiling that frames the bath and shower area. The white suite contrasts cleanly against the colour, creating a bright and balanced look. A radiator keeps the room warm and comfortable.

Heating is provided by a Logic Combi gas boiler located in the kitchen, supplying hot water and radiators throughout. The property also benefits from PVC double glazing and three photovoltaic panels on the south facing roof to improve energy efficiency.

Outside, the property includes a tarmac driveway to the front with parking for two cars. A paved path leads around to the rear, where the garden is fully enclosed by timber fencing. The rear garden is laid with grass and a timber shed is included, a great place to store bikes, outdoor toys and other necessities.

Located within a well established residential development, the home enjoys excellent access to local schools, shops and parks, with easy road connections to the city centre and surrounding areas. This is a superb family home offering space, style and convenience. Contact Hamish Homes now to arrange your own private viewing.





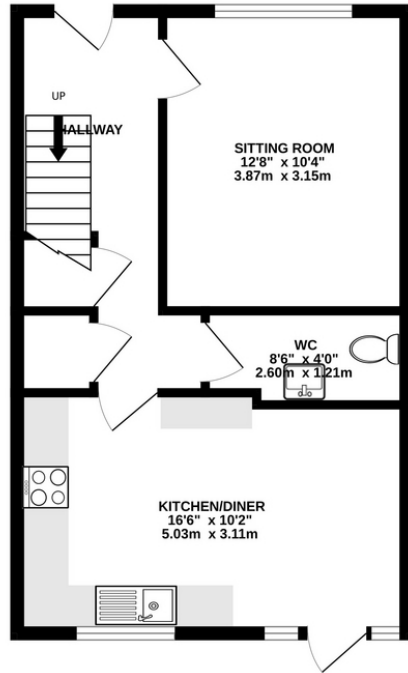
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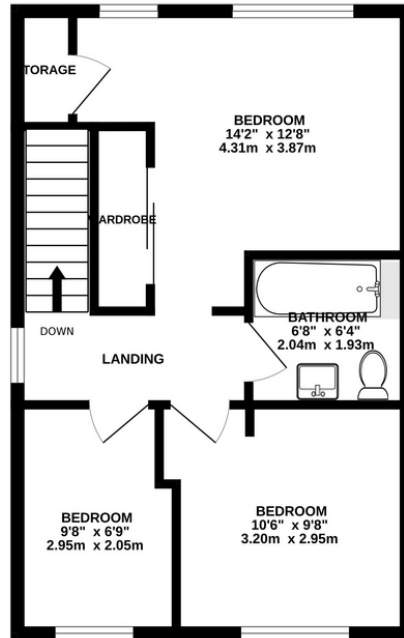
 83 m²



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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