



Clava Road, Inverness, IV2 4UF

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PROPERTY PROFESSIONALS



- Spacious Lounge With Large Front Facing Window
- Contemporary Gloss White Kitchen Cabinets
- Built In Electric Oven, Hob And Extractor
- Stylish Shower Room With Grey Sparkle Wetwall
- Three Good Size First Floor Bedrooms
- Gardens To Front, Side And Rear Included
- Driveway Parking Leading To Single Garage
- uPVC Double Glazed Windows And External Doors
- Gas Central Heating With Modern Combi Boiler
- Local Amenities, Shops And Schools Within Easy Reach

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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



This end terraced home at 1 Clava Road in Hilton, just two miles from Inverness city centre, offers generous living space, modern fittings and the advantage of a private driveway and garage. With three bedrooms, a contemporary kitchen, stylish shower room and gardens to the front, side and rear, the property makes for an appealing home close to local schools, shops and transport links.

A welcoming entrance hall sets the tone, finished with light grey textured wallpaper and a dark carpet underfoot. From here, the ground floor accommodation unfolds with a bright and spacious living room. A wide front window allows natural light to flood in, highlighting the soft grey and light pink coloured walls. A dark grey carpet continues from the hallway, while an electric fireplace sits neatly in a wooden surround, creating a focal point without dominating the space.

The kitchen offers a contemporary feel with glossy white cabinets and striking black worktops. A built-in oven, electric hob and extractor are already in place, alongside a stainless steel sink. There is plumbing and space for both a washing machine and dishwasher, with room to the side for a dining table and chairs. A rear door from here opens directly to the garden.

Also on the ground floor is a stylish shower room, finished with grey sparkle wetwall panelling for a glitzy modern touch. The large shower cubicle is fitted with a Mira electric unit, while a toilet and wash hand basin complete the suite. A mirrored wall cabinet provides useful storage and a frosted window ensures privacy while keeping the room bright.

Upstairs, you'll find three spacious bedrooms. The largest double room is finished in neutral tones with a radiator beneath the window and a dark grey carpet lining the floor. A further double bedroom provides plenty of space, decorated with patterned grey wallpaper and complete with a built-in storage cupboard. The third bedroom, also a double, is painted in cream and includes a slim window with radiator beneath, a green carpet and another built-in cupboard. Together, these rooms provide excellent flexibility for family living, guests or a home office.

Practical benefits include uPVC double glazed windows, uPVC external doors and gas central heating powered by an Ideal Logic Combi boiler. Smoke alarms are fitted in the hall, landing and living room, with a carbon monoxide detector located in the rear bedroom.

Outside, the gardens extend to the front, side and rear. The front garden is low-maintenance, laid with stone chips and a paved path leading to the entrance. To the side, a driveway provides off-street parking and leads to the attached single garage, constructed in block with a flat felted roof. Alongside the driveway, a lawn section is bordered with mature plants and shrubs, creating an attractive setting. At the rear, the garden continues the low-maintenance theme with a paved patio and stone chip finish, enclosed by timber fencing for privacy.

1 Clava Road presents an excellent opportunity to secure a family home in a convenient residential area of Inverness. With its combination of spacious interiors, private driveway, garage and mix of gardens, this property will appeal to a wide range of buyers. Hamish Homes are on standby waiting for your call, so don't delay, arrange your private viewing today.

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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