



Larchwood Drive, Inverness, IV2 6DG

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Open Plan Kitchen And Living Room
- Ground Floor Shower Room With White Suite
- Double Bedroom With Attic Style Ceiling
- Soft Grey Carpet In Bedroom For Comfort
- Integrated Kitchen Appliances
- Modern Grey Kitchen Cabinet Design
- Electric Panel Heating Installed Throughout
- Ideal First Time Buy Or Investment Opportunity
- Low Maintenance Communal Garden Grounds
- Above Scottish Average Energy Efficiency Rating

When you list with Hamish there are no upfront fees.

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



Situated in the ever-popular Milton of Leys area of Inverness, 44 Larchwood Drive is a smart modern home that offers open plan living and a bright double bedroom upstairs. It makes for an excellent first step on to the property ladder, a simple and stylish base near the city or an attractive buy to let investment.

The front door opens directly into the open plan kitchen and sitting room, where a front-facing window and neutral clean white painted walls create a bright and welcoming atmosphere. Laminate wood flooring runs throughout adding both style and easy upkeep. To one side of the room, the staircase rises to the upper floor, while at the other end sits the modern fitted kitchen.

The kitchen is finished with sleek grey cabinets with dark grey doors, long chrome handles and light coloured worktops that contrast beautifully. An integrated oven, hob and extractor fan are in place, while a stainless steel sink sits neatly into the worktop. There is also plumbing for a washing machine, ensuring this compact but cleverly designed space has all that you could need.

Off the main living area, the ground floor shower room is made up of a white suite of toilet, basin and shower enclosure. The shower is powered by a Mira Jump electric unit, while white tiled walls within the cubicle add a clean, timeless look.

Upstairs, the property's double bedroom makes clever use of its attic-style layout. White painted walls and a light grey carpet keep the space fresh, while a Velux style rooflight overhead allows natural light to filter in. There is ample room for a large double bed alongside additional furniture, creating a comfortable retreat at the end of the day.

Heating is provided by modern electric panel heaters and the property benefits from a strong EPC rating, placing it above the national average for energy efficiency and environmental impact.

The surrounding communal grounds are low maintenance, while Milton of Leys itself is a well-connected residential area with local amenities on hand, including shops and schooling while providing excellent access to Inverness city centre just a few miles away.

With its open plan design and convenient location in Milton of Leys, this home is ready for new owners to move in and make it their own. Early viewing is highly recommended to fully appreciate the comfort and practicality on offer, so contact Hamish Homes 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.



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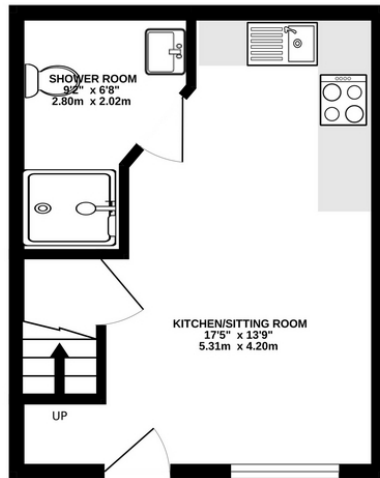
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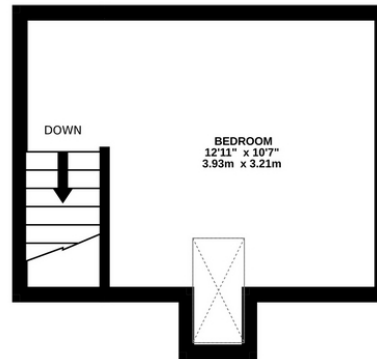
37 m2



GROUND FLOOR



ATTIC 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			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	92	97
(81-91) B			(81-91) B		
(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		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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