



Spey Avenue, Inverness, IV2 6DS

**Offers Over £165,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Modern White Kitchen With Grey Worktops
- Contemporary Shower Room With Mains Shower
- Radiators Throughout For Comfortable Heating
- Move-In Ready Neutral White Walls
- Popular Milton Of Leys Location In Inverness
- Handy Ground Floor WC
- Two Bedrooms Across The First Floor
- Double Glazed Windows For Energy Efficiency
- Low-Maintenance Front Garden
- Easy Reach Of Inverness City Centre Amenities

**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](mailto:askhamish@hamish-homes.co.uk)



Set within a popular cul-de-sac in the Milton of Leys area of Inverness, 46 Spey Avenue is a compact but very appealing two bedroom home. Built only around ten years ago, it enjoys modern styling and is perfectly suited to first-time buyers or investors seeking a well-kept property in a great location.

The front door opens directly into the sitting room, a bright and welcoming space decorated with clean white painted walls and smart grey laminate flooring. A front facing window draws in natural light while a handily positioned radiator ensures year round warmth. There is good room here for sofas and everyday furniture.

The sitting room leads through to the kitchen, which continues the contemporary style. White cabinets with slim chrome handles are paired with grey worktops and grey tiled splashbacks, creating a practical and attractive cooking space. There is plumbing for a washing machine and space for a freestanding cooker and tall fridge freezer, as well as a stainless steel sink neatly set into the worktop. A small radiator adds warmth, while the crisp white walls and a window to the front keep the room feeling bright.

Off the living area, a ground floor WC adds great convenience for daytime use or when entertaining guests. The room is neatly finished with a toilet and sink, all in white, with space to store essentials.

Upstairs, the landing leads to two bedrooms and the shower room. The main double bedroom continues the neutral palette, with a wainscot-style wood panel feature wall adding character. A slimline window brings light into the room, while the grey carpet underfoot softens the finish. There is plenty of room here for a double bed and accompanying furniture.

The second bedroom is a compact single, making it ideal as a child's room, guest space or perhaps as a home office. A built-in storage cupboard is a useful addition, while the slim window and neutral walls ensure this room feels fresh.

The shower room is modern, fitted with a mains shower inside a glazed cubicle. A white sink and toilet sit neatly to the side, and the space is lifted with the addition of a backlit mirror, enhancing the modern feel.

This modern two bedroom home offers an excellent opportunity for anyone seeking a move-in ready property in a sought after area of Inverness. With PVC double glazing, a reliable Baxi Duo-Tec combi boiler providing heating and hot water on demand and a location that's just a short journey from Inverness city centre, it's ideal for first-time buyers, small families or investors alike. Early viewing is highly recommended to appreciate the style, setting and value this property has to offer, so contact Hamish Homes now to arrange your private appointment.

## 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.







2



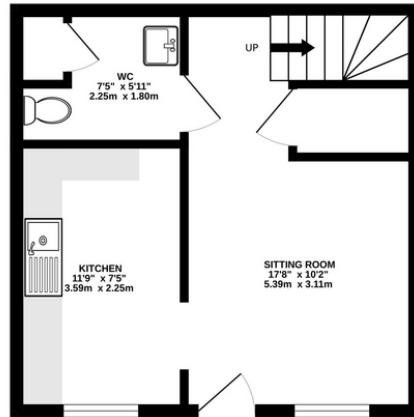
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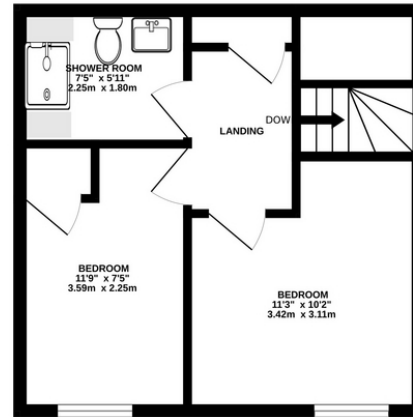
58 m2



GROUND FLOOR



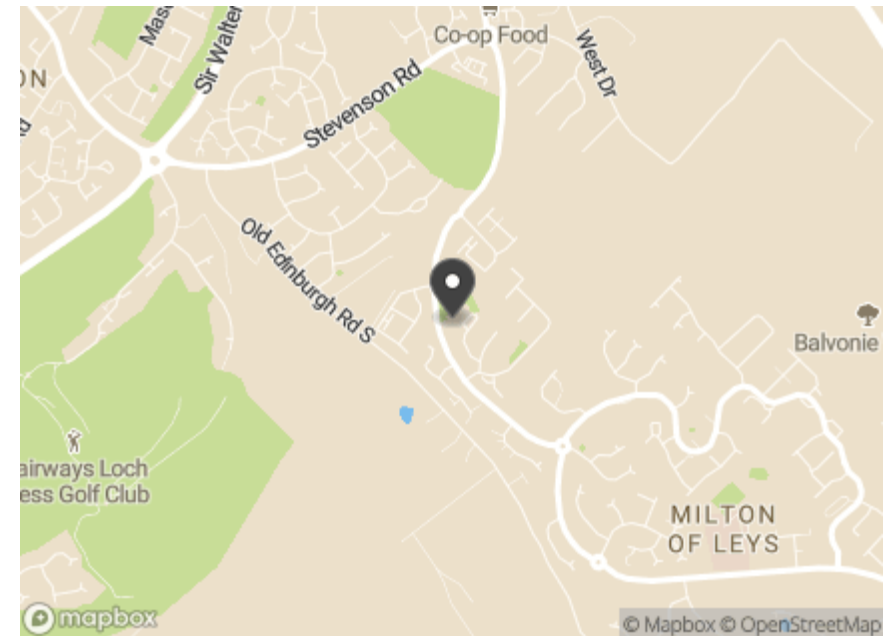
1ST FLOOR



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+)	82	87
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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	87	88	
A			
(81-91)			
B			
(69-80)			
C			
(55-68)			
D			
(39-54)			
E			
(21-38)			
F			
(1-20)			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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