



Blackwell Court, Inverness, IV2 7AR

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Driveway Parking Directly In Front Of Home
- Bright Entrance Porch With Glazed Front Door
- Stylish White Kitchen With Built-in Appliances
- Modern Bathroom With White Suite
- Timber Shed With Felt Roof For Storage
- Additional Communal Parking Opposite
- Modern Decor And Colour Palette Throughout
- Box Room Ideal For Home Working Or Nursery
- Rear Garden With Colourful Patio And Lawn
- Close To Local Shops & 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



Set in a peaceful cul-de-sac in the Culloden area of Inverness, 8 Blackwell Court is a stylish two bedroom semi-detached home with bright, modern interiors, off-street parking and an enclosed rear garden. With a practical layout, additional box room and a private driveway, this is a home in a well-established residential setting just east of the city.

To the front, a paved driveway provides private parking, with additional communal parking available directly opposite. A glazed timber front door opens into a small entrance porch, providing a useful space for shoes, coats and everyday essentials.

Inside, the sitting room is finished with light grey laminate flooring and decorated in a modern palette, including a bold dark blue feature wall, a soft blue on another and clean white on the remaining two. A white painted staircase rises directly from the room to the first floor while a window to the front keeps the space feeling bright. The current owners have their TV mounted on the central wall, making it a natural focal point for the room.

At the back of the house, the kitchen and dining area is finished with glossy white cabinets, long chrome handles and light wood effect laminate worktops. Glossy black splashbacks run around the work surfaces, adding contrast to the green painted walls. The oven is built-in with an electric induction hob fitted above, while a stainless steel sink sits on the adjoining wall. There's space in the centre for a dining table and chairs. Glazed sliding doors open out directly to the garden. The flooring continues seamlessly from the sitting room, tying the space together and making it feel open and sociable.

Upstairs, the open trad staircase and landing are carpeted in light grey, with the first floor layout including two bedrooms, a box room and a family bathroom.

The first bedroom is a comfortable double, finished in white with light grey carpet and a built-in wardrobe featuring mirrored sliding doors. A window to the front and a radiator beneath complete the room.

The second bedroom is another double, painted in a soft light green with a window to the rear. The same grey carpet runs underfoot, there's a radiator near the door and a small built-in storage cupboard for convenience.

The box room is a flexible extra space currently used as a home office. It's a bright little room, painted white with a light grey carpet, a window on the rear wall and a radiator near the door. It would also work well as a nursery or quiet study spot.

The bathroom is fitted with a white suite, including a toilet, pedestal sink and bath with a mains-fed shower overhead. A fixed screen to the side prevents splashing. Black high-gloss wetwall panels line the entire shower and bath area, extending around the lower half of the rest of the room. The remaining parts of the walls are painted white. A chrome ladder radiator and ceiling spotlights give the space a crisp, modern feel.

Double glazed windows and doors are fitted throughout, and heating is provided by a Worcester Greenstar 2000 wall-mounted gas boiler located in the upstairs bedroom cupboard, connected to water-filled radiators.

Outside, the rear garden is well presented and fully enclosed by timber fencing. A colourful paved patio area offers a great spot for outdoor seating, while the lawn section beyond is framed with shrubs and plants to add greenery and interest. A timber shed with a pitched felt roof sits to the side, giving handy external storage for tools, bikes or garden equipment.

This is a low-maintenance home that's ideal for first-time buyers, small families or anyone looking to downsize into a well connected but quiet area near Inverness. To arrange your private viewing contact Hamish Homes today and see what this property has to offer.

About Culloden

Culloden, a historic village located just a few miles east of Inverness, is well known for the famous Battle of Culloden in 1746. The village is home to the Culloden Battlefield and Visitor Centre, making it a destination for history enthusiasts. Despite its historical significance, Culloden provides a peaceful and family-friendly atmosphere, ideal for those looking to settle in a quiet yet well-connected location. The village boasts a range of local conveniences, including shops, cafes and healthcare facilities, while Inverness, just a short drive away, offers larger supermarkets, shopping centres and entertainment options. Culloden has well-regarded schools, including Culloden Academy for secondary education, and local primary schools serving younger children, making it an attractive choice for families. Culloden enjoys excellent transport links, with regular bus services to Inverness and easy access to the A96, connecting residents to Inverness Airport and the wider region. The area also offers abundant outdoor activities, with scenic walking routes, parks and the nearby Moray Firth for coastal exploration.





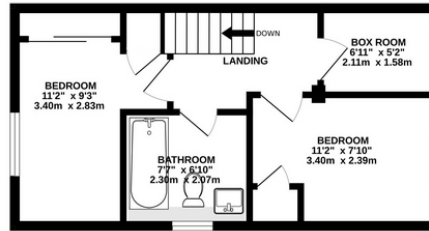
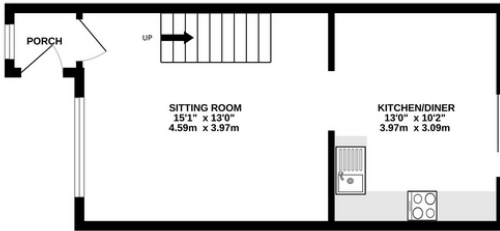
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GROUND FLOOR

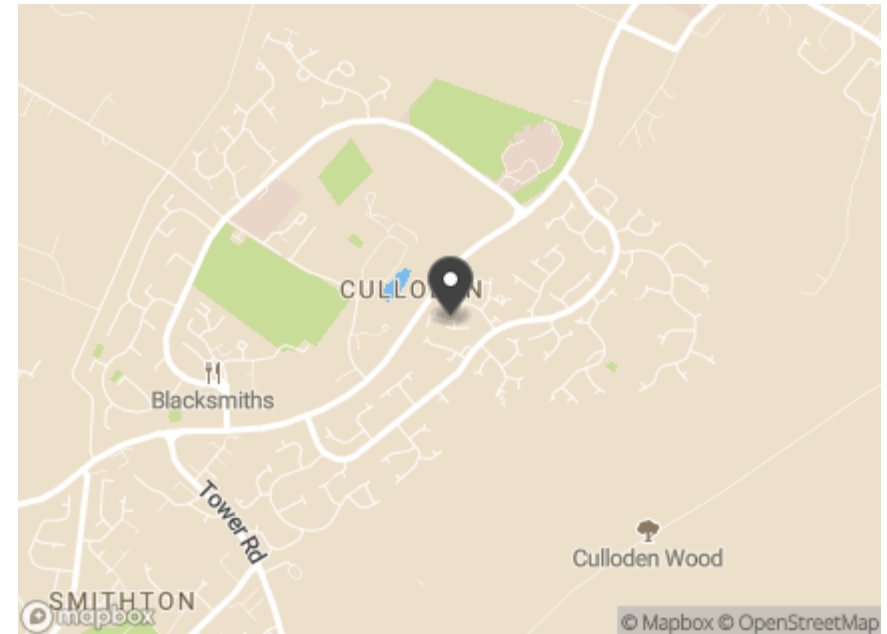
1ST FLOOR



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	79	82
England, Scotland & Wales		EU Directive 2002/91/EC



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