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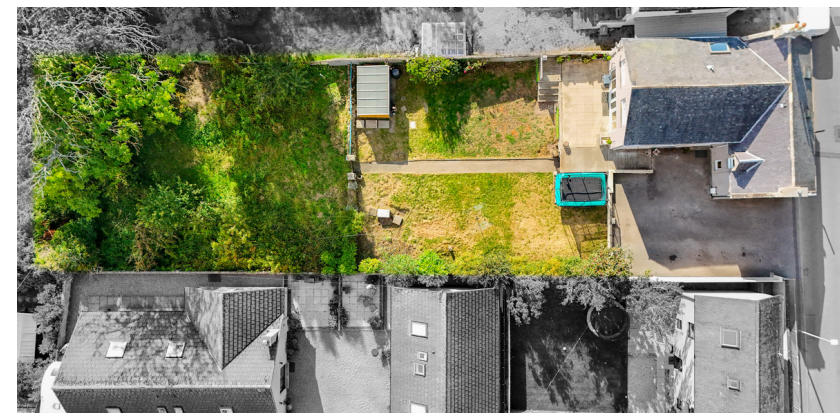


- Bright Open Plan Dining And Sitting Room
- French Doors Open Directly Onto Patio
- Spacious Kitchen With Solid Wooden Worktops
- Large Double Range Cooker & Farmhouse Sink
- Ground Floor Bedroom With Stone Fireplace
- Contemporary Ground Floor Shower Room
- Attic Bathroom With Bath & Separate Shower
- Large Paved Patio For Outdoor Dining
- Driveway With Private Parking For Multiple Cars
- Close To Schools, Shops & Transport Links

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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 home immediately impresses with its generous size, versatile layout and stylish presentation across multiple levels. From the large living and dining space to the choice of bedrooms arranged over separate wings, every part of the property has been designed to accommodate family life with ease.

The dining area and sitting room form a large, open-plan living space. Neutral walls keep the room bright, with a bold blue feature wall drawing attention to a striking wood panel design at the centre. A wide layout easily accommodates a substantial sofa suite alongside a generous dining table and chairs, making it a versatile setting for family life and entertaining alike. Natural light floods in through multiple glazed windows and a set of French doors that open directly to the garden, giving the room a bright and uplifting atmosphere. Wooden flooring extends while along the ceiling edge, discreet recessed lighting creates an elegant modern glow.

The kitchen continues the stylish appeal, fitted with white cabinets topped by solid wooden work surfaces that add warmth. A classic farmhouse sink sits beneath the window, while glossy white brick tiling lines the walls above the counters for a smart, timeless finish. To one side, a large double range cooker forms the focal point of the cooking area, paired with a matching black extractor. Open shelving and glazed display units provide both storage and character, while beneath-counter space neatly accommodates a washing machine.

The ground floor bedroom features a striking stone fireplace with an electric wood burning style stove that forms the centrepiece of the room. Framed by exposed stone with timber log surrounds adding a natural finish. The soft blue feature wall is offset by white walls elsewhere, with white panelling helping to create a calm and inviting setting. Alcove shelving offers practical display and storage while the layout provides plenty of room for additional furniture alongside a full double bed. The ground floor shower room is finished in a clean, modern style. A curved glass enclosure houses a mains shower with both rainfall and handheld heads, set against dark blue panelled walls for contrast. Alongside, a pedestal wash basin sits beneath a mirrored cabinet while neutral tiling extends partway up the walls to frame the space. A toilet completes the layout, making this room a convenient and practical addition to the ground floor.

Reached by a staircase leading up from near the kitchen, the attic floor provides a private retreat. The bedroom includes a dormer window which draws in natural daylight with a radiator alongside, ensuring the space remains warm and comfortable. Pale walls keep the room bright, with a soft green feature wall adding contrast. A built-in cupboard is neatly recessed into the corner, providing useful storage without intruding on the floor area.

Also on this floor is a bathroom, finished with a combination of modern fittings and warm neutral tones. A full sized bath sits alongside a separate corner shower, complemented by a contemporary wash unit with storage and a toilet. Chrome fittings, including a heated towel rail, complete the room, while stone effect flooring and partial wall panelling lend a practical yet stylish finish.

Attention turns to the home's second staircase and landing, which connects a further three bedrooms. This area is reached via its own stairway, creating a natural division in the home and offering a distinct sleeping wing that works well for family living or hosting guests. The first bedroom on this floor is set beneath a sloping ceiling and is styled with fresh white walls that enhance the natural light from the wide window. A mirrored wardrobe runs along one wall, maximising storage while reflecting light to make the room feel more spacious. The layout allows room for a full bed and additional furnishings. Light coloured carpet ties the space together, giving a modern and practical finish.

The second bedroom is finished in a combination of soft green and white tones that add a sense of calm. A deep blue carpet brings warmth underfoot, while a large window fitted with a Velux-style rooflight ensures the space is bright. A fitted cupboard provides useful storage, while a radiator beneath the window keeps the room comfortable year round. The third bedroom is arranged with neutral walls and a gently sloping ceiling, creating a bright and airy feel. A wide window fills the room with daylight while a radiator below makes sure the room stays warm when needed. Built-in mirrored wardrobes extend storage, keeping the room clutter free while there's space for a double bed and complementary furniture.

Outside, the property benefits from generous garden grounds. A tarmac driveway to the side provides valuable private off street parking with space for multiple vehicles. To the rear, French doors from the living dining room open directly onto a large paved patio, perfect for outdoor dining, seating and barbecues. Beyond this, the garden stretches out in lawn, offering a substantial area for family use and bordered by mature trees and stone walling that add privacy and a natural backdrop. A timber shed with felt-clad roof provides additional storage. The grounds extend towards the woodland beyond, giving the setting a more open, rural feel. This is a spacious and versatile home with 5 double bedrooms, a distinctive layout and large garden grounds making it ideal for family living. Early viewing is highly recommended, so contact Hamish Homes now to arrange your own private appointment to enjoy all this home has to offer.

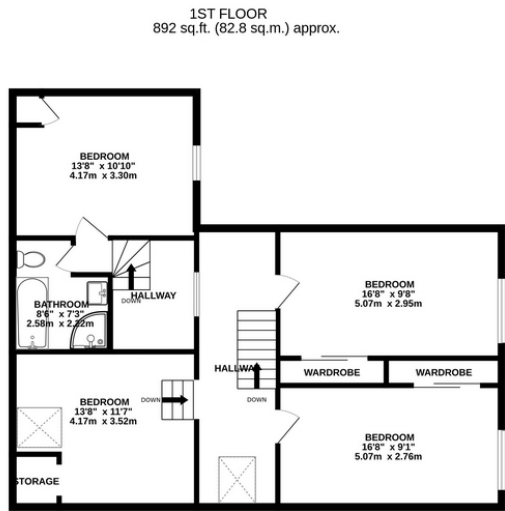
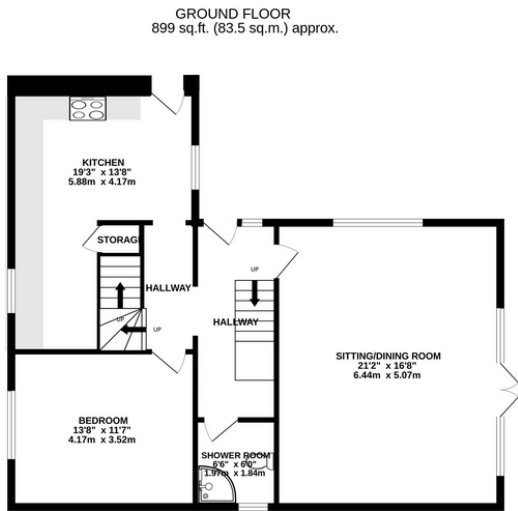




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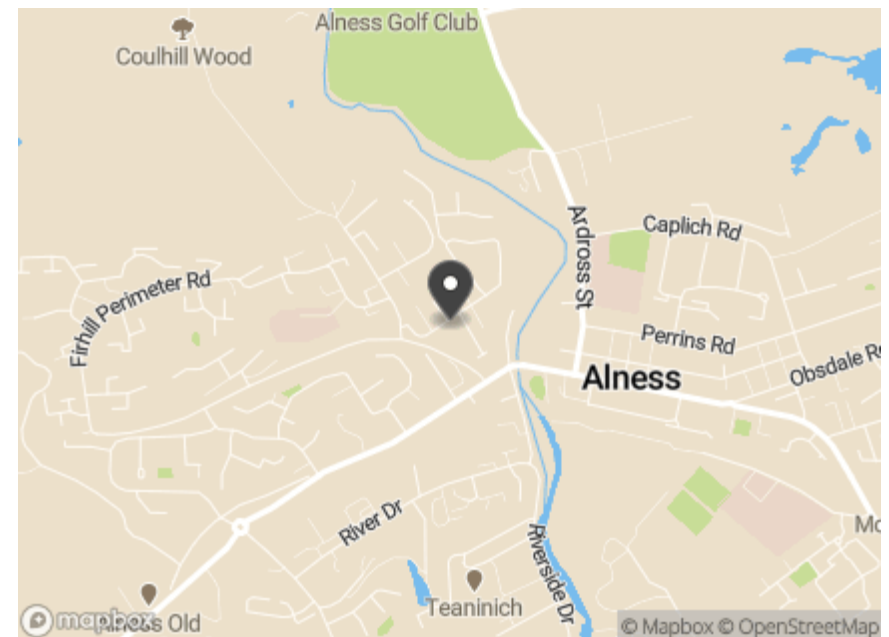


TOTAL FLOOR AREA: 1790 sq.ft. (166.3 sq.m.) approx.

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		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68	75	(55-68) D	65	69
(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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