



Mackenzie Road, Inverness, IV2 3DF

**Offers Over £175,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Modern Multi Fuel Stove In Lounge
- Spacious Kitchen With White Cabinets
- Three Bedrooms, All With Built In Wardrobes
- Contemporary Bathroom Shower Over Bath
- Rear Garden With Lawn And Shed
- Gas Fired Central Heating System
- PVC Double Glazed Windows
- Easy Access To Schools And Shops
- Inverness City Centre Only Minutes Away
- Excellent Choice For Families Or First Buyers

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**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)



This end terraced property, located on Mackenzie Road, Inverness is thoughtfully designed with modern interiors, making it a strong choice for families or first time buyers looking for a well connected home in Inverness.

The entrance vestibule and hall lead through to the sitting room, where contemporary grey walls are offset by a standout brick effect wallpaper on the feature wall. A modern multi-fuel stove sits neatly in the corner, providing both character and warmth, while a wide front window fills the room with natural light. A radiator below keeps the room cosy and the soft grey carpet enhances the inviting feel.

At the end of the hallway, the kitchen and dining area spans the rear of the home. This room is bright and fitted with a modern range of white cabinets topped by dark wood effect work surfaces. Red splashbacks create a bold contrast against the other grey painted walls, adding personality to the space. The layout offers excellent storage across three walls, with space provided for a washing machine, tumble dryer, dishwasher, tall fridge freezer and freestanding cooker. A stainless steel sink sits beneath the window, while a black rear door opens directly to the garden. The room is large enough to accommodate a dining table and chairs, making it a natural hub for family life and entertaining.

Upstairs, the landing connects three bedrooms and the bathroom, all finished in the same modern grey tones that run throughout the home. The main bedroom is a generous double with a feature wall of circular patterned wallpaper, a large window with radiator beneath and a built-in wardrobe with triple sliding doors. The second bedroom is also a double, with a feature wall styled in wood panel design, a built-in wardrobe and space for furnishings. The third bedroom is slightly smaller, but still practical with built-in wardrobe storage and a rear facing window with a radiator to make sure it keeps warm year round.

The bathroom is finished to a modern standard, combining white glitter wetwall panelling with deep blue painted walls for contrast. A full sized bath takes pride of place, complete with a mains fed shower overhead and a fixed glass screen that keeps the space bright and open. Alongside, a sleek fitted unit houses the toilet and wash basin with a storage cabinet beneath, while a wall mirror above reflects the natural light from the window.

The rear garden is mainly laid to lawn with a timber shed providing outdoor storage. Gravel and paved pathways keep the space practical. To the front and side, additional garden space adds to the appeal, while communal car parking is available to the rear of the property.

This is a home offering style and space in equal measure, close to local schools, amenities and the city centre. Early viewing is strongly encouraged to fully appreciate everything it has to offer.

#### 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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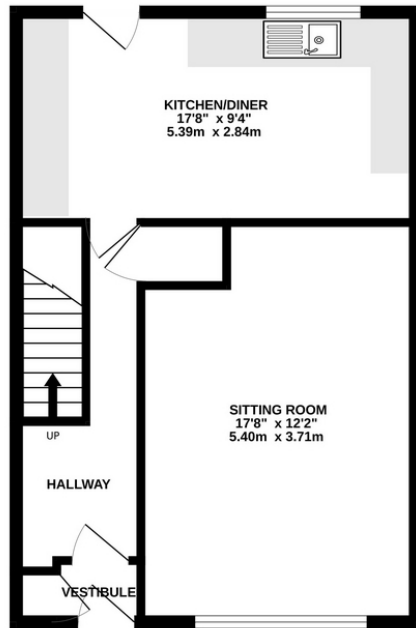
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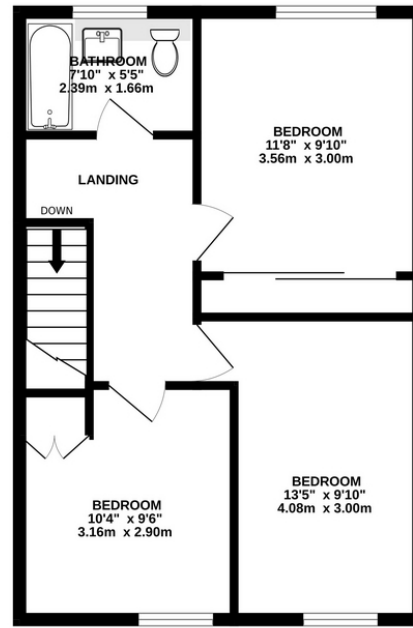




GROUND FLOOR



1ST FLOOR



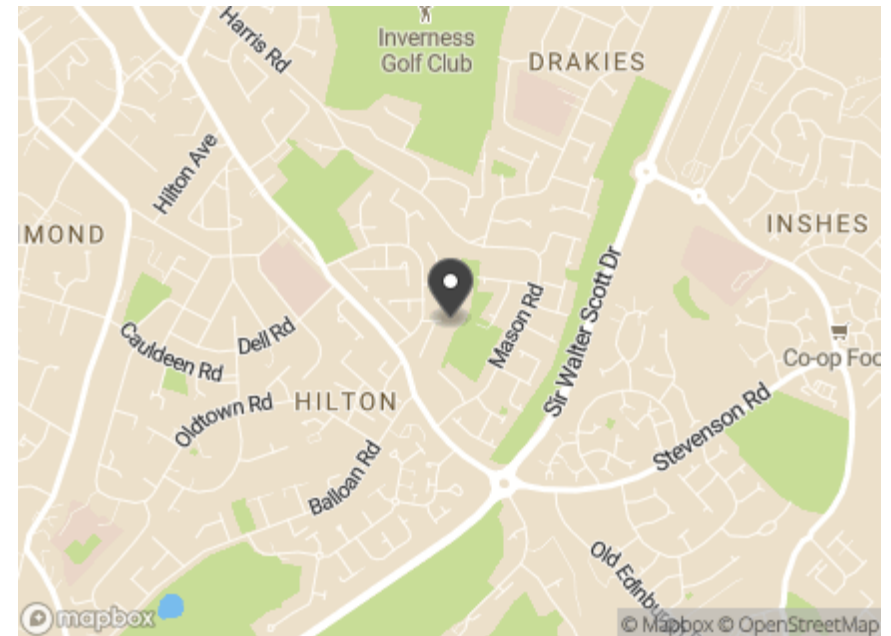
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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