



Kingsview Terrace, Inverness, IV3 8TS

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PROPERTY PROFESSIONALS



- Bright Sitting Room With Multifuel Stove
- Two Spacious Double Bedrooms
- Kitchen With Light Grey Modern Units
- Colourful Bathroom With White Suite
- Gas Central Heating And Double Glazing
- Communal Parking Area For Residents
- Close To Local Shops And Amenities
- Excellent Public Transport Links Nearby
- Quiet And Established Residential Location
- Ideal For First Time Buyers Or Investors

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This attractive ground floor flat at 9 Kingsview Terrace is a bright home within a popular area of Inverness. Built around 2001, it's ideally suited to buyers seeking a property close to the city centre.

A timber panelled entrance door opens into a small vestibule leading directly into the sitting room. Finished in grey-blue tones with crisp white painted corning, ceiling and skirting, the room feels calm and contemporary. A multifuel stove forms the focal point while the layout provides room for both a sofa suite and a small dining table if required. A window to the front allows natural light to filter through, complemented by radiators that ensure the space remains cosy throughout the year.

A door from the sitting room leads into the kitchen, which has been fitted with modern light grey base and wall units with slim black handles and dark laminate worktops. Green painted walls and white splashback panels add a touch of style. The layout incorporates a built-in oven with gas hob above and a stainless steel sink to the side, along with space for a washing machine. A decorative black ceiling light brings a touch of flair, while a radiator near the door provides additional warmth.

From the sitting room, an inner hallway connects to the two bedrooms and bathroom. The first bedroom is a generous double with light grey painted walls and matching carpet. A built-in wardrobe with light grey sliding doors provides practical storage, while a window with radiator beneath keeps the space bright and warm.

The second bedroom, also a double, is finished in neutral tones with the same soft grey carpet underfoot. A window draws in daylight with a radiator beneath ensuring year round comfort, making this room ideal as a guest bedroom, workspace or child's room.

The bathroom features a warm, peach toned colour scheme paired with white square tiles around the bath, shower and sink areas. The suite includes a white bath with shower above and a screen to the side, while the toilet and sink are mounted neatly within a slim unit. The look is completed by a round mirror above the basin, giving the space a smart, coordinated finish.

Heating and hot water are supplied by a gas fired central heating system with radiators fitted throughout, controlled by a wall programmer and thermostatic valves. Double glazed timber framed windows maintain efficiency.

Situated in a quiet area yet close to a wide range of facilities, the property offers easy access to shops, cafes and transport links into Inverness city centre. Its location, practicality and presentation make it an appealing choice for first time buyers, downsizers or investors wanting a well kept home in a desirable Inverness neighbourhood.

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.





 2

 1

 51 m2



Approximate Gross Internal Area
52.1 sq m / 561 sq ft

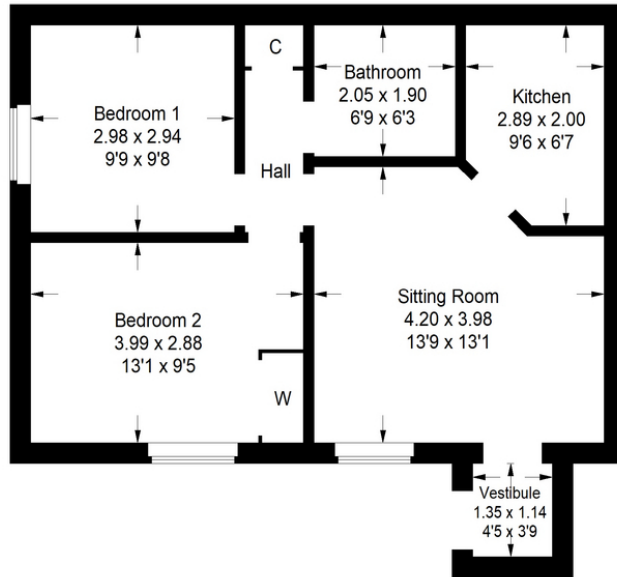
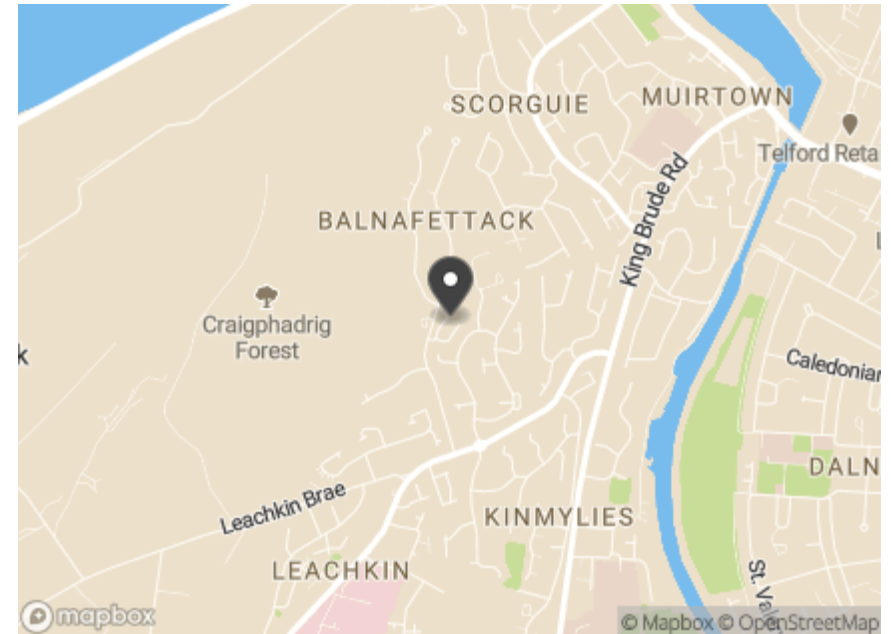


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1247694)

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	77	77	(69-80) C	82	82
(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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