



Anderson Street, Inverness, IV3 8DX

Offers Over £95,000

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PROPERTY PROFESSIONALS



- One Bedroom Ground Floor City Flat
- Double Glazed uPVC Window Units
- Bright Living Room With Striking Fireplace
- Bright Bedroom With Built In Double Wardrobes
- Ideal First Time Or Investment Opportunity
- Communal Residents Parking Area
- Gas Fired Central Heating Throughout
- Kitchen With Built In Storage Wall
- Bathroom With Electric Shower Over Bath
- Move-In Ready Low Maintenance Home

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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 property at 88 Anderson Street, is a perfect city pad, built around 1995 as part of a small purpose built development. It enjoys the convenience of ground floor access, a manageable layout and use of a communal parking area directly outside. With modern uPVC double glazed windows and easy access to city facilities, it's an ideal option for first time buyers or anyone seeking a low maintenance home in a well connected part of town.

Inside, the living room is filled with natural light from a wide window, currently fitted with vertical blinds. The decor is simple and fresh, with three walls in a soft cream and one a subtle grey to create a gentle contrast. At its centre, an electric stove style fire sits within a traditional timber surround, with a marble effect insert adding a touch of classic detail. The room is finished with wooden effect flooring underfoot and includes a central light fitting and radiator, too. A door to one side leads conveniently through to the kitchen.

The kitchen is fitted with traditional units with wood effect laminate worktops and space below for a freestanding washing machine. There's also a slot for a freestanding cooker. Cream painted walls keep the space bright, while a full wall of timber louvred doors provides additional built-in storage. The floor is laid with a practical grey laminate. Two windows, one wide and one slim, provide natural light and ventilation.

The bedroom is simple, comfortable and easy to furnish, with enough floor space for additional pieces alongside the double bed. Generous double built-in wardrobes offer great storage while keeping the rest of the room feeling uncluttered. The walls are decorated in a warm neutral colour paired with a grey carpet. A large radiator helps maintain a steady temperature while a wide window to one side brings in natural daylight.

Well maintained and functional, the bathroom features a full size bath with grab rails and an electric Mira shower over. A folding shower screen on the side conveniently prevents splashing. The white pedestal basin and matching toilet are set against wood panelling, with cream walls everywhere else creating a simple but tidy look. There's a frosted window for natural light and privacy, along with a radiator near the door.

This is a smart and practical ground floor flat that's ready to move into and easy to maintain and is a great option for anyone starting out or scaling down. The location provides quick access to the city while still enjoying a quieter residential setting, and with parking right outside, it's convenient in all the right ways. Affordable homes in this condition don't tend to stay available for long so contact Hamish Homes today to book your viewing and see it for yourself.

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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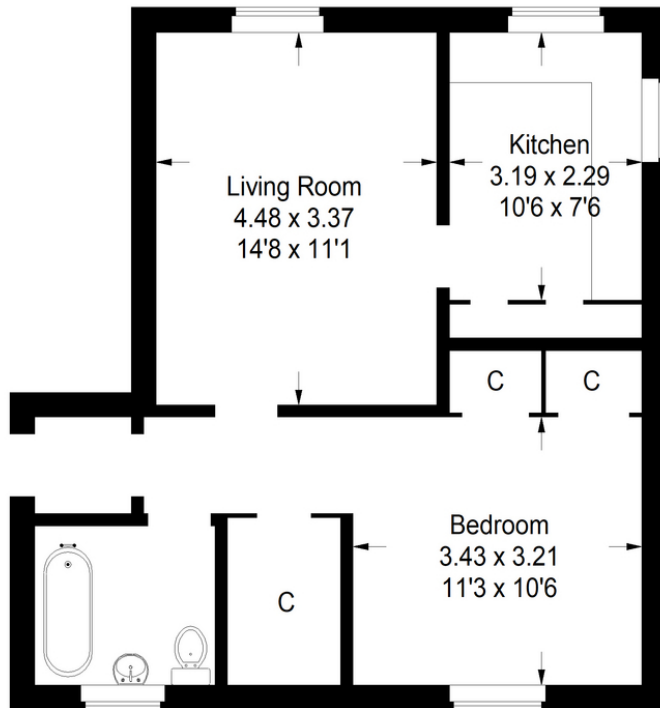
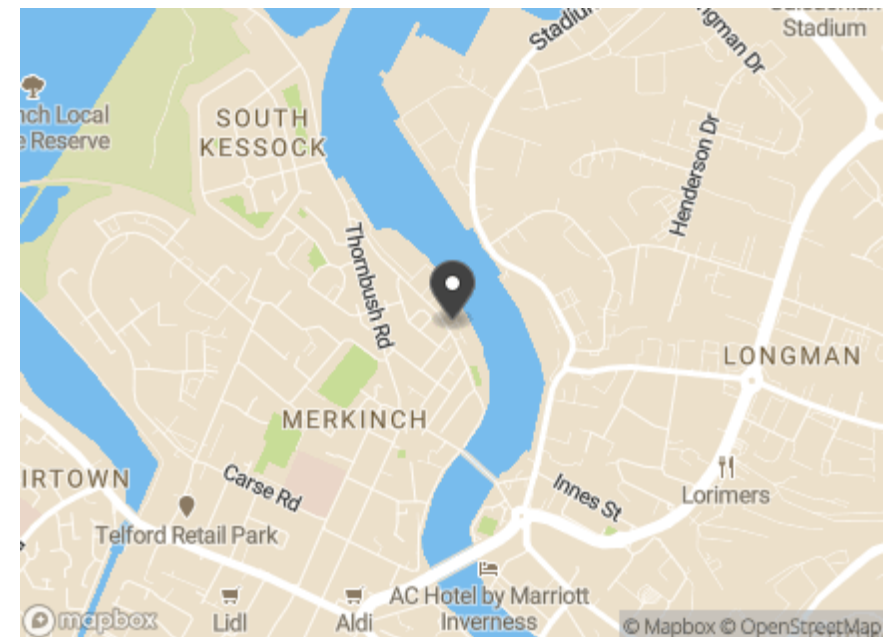


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1251562)

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	74	74	(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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