



East Mackenzie Park, Inverness, IV2 3SS

Offers Over £195,000

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- Living Room With Modern Electric Fire & Surround
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- Open Kitchen Dining Area
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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



From the moment you step inside, this two bedroom semi-detached home, located in the sought after Drakies area of Inverness, impresses with its warmth, natural light and space. The gardens, driveway and timber workshop outside make it a superb choice for those seeking convenience with easy access to city amenities.

Inside, the living room is bright with a large front facing window that fills the space with natural light. The walls are finished in a soft neutral tone, balanced by natural pine skirting, doors and window surrounds that give the room a warm and welcoming feel. At the centre is a modern electric fire set within a smooth, curved fireplace surround. There's space for a comfortable sofa suite and additional furniture, while glazed double doors to the rear open to the dining/kitchen room.

The dining area features light wooden laminate flooring and soft cream walls, giving it a warm, open feel, while a wide window brings in natural light and overlooks the rear of the property. The adjoining kitchen is fitted with light wood wall and base units complemented by dark worktops and colourful tiled splashbacks in red, green and gold tones that add character. The kitchen includes a stainless steel sink and integrated appliances such as an electric hob, double oven and extractor hood. There's also space for a washing machine and fridge freezer, making this a practical space for everyday living.

Also on the ground floor is a study or box room. This is a compact, practical space with light walls and a window. A radiator sits neatly below the window, keeping the room warm, while the soft neutral decor makes it an easy space to adapt for different uses. It's ideal as a small home office or storage area, and could also serve as a child's study or hobby room.

On the first floor you'll find a bathroom and two double bedrooms. The bathroom is modern and bright, fitted with a white three piece suite consisting of a toilet, pedestal wash basin and bath with a mixer shower and rainfall head over. The walls are finished in neutral tones with beige ceramic tiling and a contrasting marble effect splashback surrounding the bath, creating a smart, contemporary look. The layout provides a clean and relaxing space for everyday use.

Bedroom one is a bright double room with a rear facing window that overlooks the garden. The decor is simple and fresh, with soft neutral walls complemented by one wall in a gentle yellow shade that adds personality. A fitted carpet gives a soft, comfortable finish underfoot while the natural wood finishes around the skirting, door, and window frames add character. With space for a double bed and additional furniture, it's an inviting room that feels calm and restful.

Bedroom two sits to the front of the property with a wide window overlooking the street. The room is finished in a soft palette of pale green and white, creating a fresh and airy atmosphere. A built-in storage cupboard with a louvred door provides convenient space for personal items. The floor is laid with a light coloured carpet.

The property is fitted with uPVC double glazed windows along with matching uPVC double glazed external doors to the front and rear. Heating and hot water are provided by a newly installed gas-fired Worcester Greenstar 25i ErP combi boiler, located in the roof space. Smoke alarms are positioned in the hall, living room and landing, while a heat detector is installed in the kitchen for added safety.

Outside, the home benefits from well maintained garden grounds to the front, side and rear. The rear garden features a mix of paving, lawn and decking, creating a practical outdoor space for relaxation or entertaining. There is also an external water tap on the rear wall for convenience. A timber and felt single car shed sits within the grounds, offering excellent storage or workshop potential. The property is enclosed by timber fencing while a driveway to the side allows for private off street parking.

With its light filled rooms, private gardens and off-street parking, this home is ready to move into and enjoy. Properties in this location rarely stay available for long so early viewing is highly recommended. To fully appreciate all that 62 East Mackenzie Park has to offer, contact Hamish Homes now and arrange your private appointment.

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.



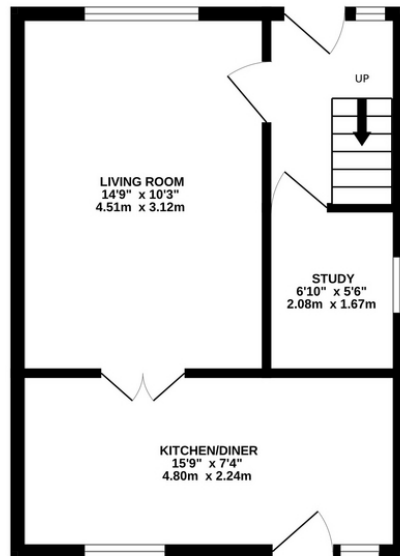
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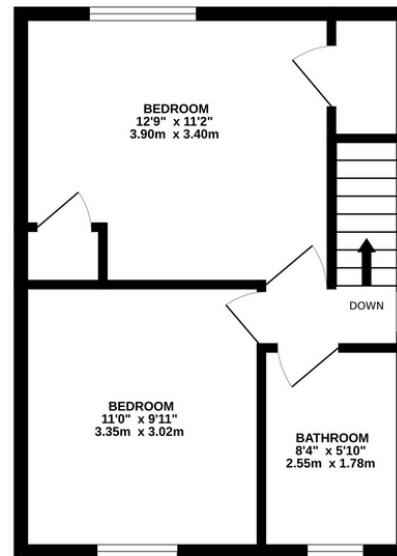
 68 m²



GROUND FLOOR

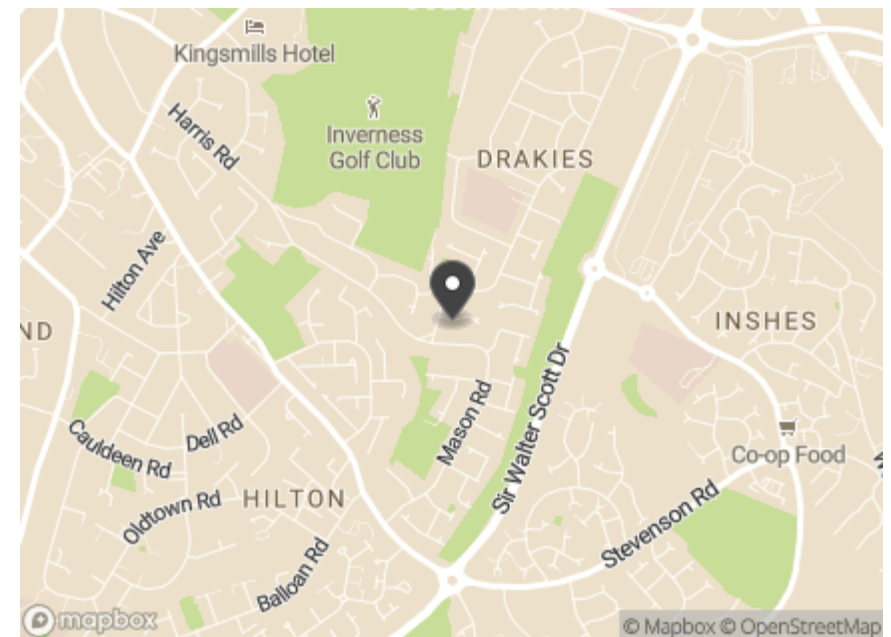


1ST FLOOR



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 | | | 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 | | | (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 | | |
| | 68 | 79 | | 66 | 76 |
| England, Scotland & Wales | | | England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



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