



Chestnut Way, Inverness, IV2 6DD

Offers Over £290,000

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Hamish
PROPERTY PROFESSIONALS



- Modern Detached Family Home Built 2015
- Cream Kitchen Cabinets With Integrated Appliances
- Convenient Ground Floor WC
- Master Bedroom Includes En-Suite Shower Room
- Private Driveway And Integral Garage
- Open Plan Kitchen And Dining Area
- French Doors Lead To Garden Patio
- Three Comfortable First Floor Bedrooms
- Large Timber Shed And Decking Area
- Close To Schools, Parks And Amenities

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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



Set within the popular Milton of Leys area of Inverness, 28 Chestnut Way is a modern detached family home. Built in 2015, it provides around 97 square metres of well planned living space, making it ideal for families seeking an easy to manage home within the city. The house includes an integral garage, a driveway to the front and enclosed gardens laid with grass, paving and decking, perfectly suited to modern living.

Stepping inside, the entrance hallway is a bright and welcoming start to the home, with a staircase leading to the upper floor and access to the main living areas. There's space for coats and shoes, while light decor and soft carpeting set a comfortable tone from the outset.

The living room sits to the front of the property and is a relaxing, good size space filled with natural light from twin windows. A bold feature wall adds a splash of personality, balanced by soft neutral tones on the remaining walls. The layout easily accommodates a large corner sofa and occasional furniture, with wood effect flooring adding warmth and durability. It's an inviting room designed for comfort and everyday family living.

The kitchen and dining room form a bright, sociable space at the rear of the home. Cream cabinets and light coloured worktops keep the room feeling open, while the tiled splashback and stainless steel cooker hood add a touch of contemporary style. There's an integrated oven with gas hob, along with space for additional appliances. A large window above the sink brings and French doors that open directly to the rear garden's patio area, let in plenty of natural light. The dining area itself has room for a full sized table and chairs, creating a welcoming, practical setting for family meals or gatherings with friends.

A door off the dining area leads to a convenient ground floor WC, finished in a crisp, modern style. It includes a white pedestal wash basin with chrome fittings and a matching toilet, while a window provides natural light and ventilation.

A carpeted staircase rises from the hallway to the first floor, where a bright landing connects the three bedrooms and family bathroom.

The main bedroom sits peacefully at the rear of the house, enjoying open views across the garden and surrounding countryside. Decorated in soft neutral tones, it's a calm and inviting room with plenty of space for a double bed and furniture. A built-in wardrobe with mirror fronted sliding doors provides excellent storage and helps to keep the room bright and uncluttered. The adjoining en-suite is a modern white space comprising a shower cubicle with an electric shower, a toilet and a wash basin.

Along the landing, the second bedroom is bright and welcoming, with soft decor and a window that fills the room with natural light. A mirrored fitted wardrobe provides useful storage and there's ample space for a double bed and furniture, making it well suited for family or guests.

The third bedroom is currently arranged as a comfortable home office and snug. Two windows bring in plenty of daylight, enhancing the room's bright and airy feel, with a radiator fitted beneath to keep warm year round. The neutral palette and clean finishes make it a versatile space that could easily serve as a single bedroom, study or hobby room depending on requirements.

The family bathroom is modern, combining clean white fittings with soft grey marble effect wall panels for a polished, contemporary look. The white bath includes a chrome mixer tap and an overhead shower with a glass screen, while the wash basin is set within a fitted vanity unit that provides generous storage and a neat, uncluttered finish. The toilet is integrated beside it, continuing the smooth lines. A frosted window above the sink allows natural light to brighten the room while the darker grey splashback adds subtle contrast against the light decor.

Outside, the property benefits from neatly maintained gardens to the front and rear. The rear garden is particularly impressive, fully enclosed and laid mainly to lawn, offering plenty of room for children to play or pets to roam. A large timber shed with a felt roof provides excellent storage or workshop potential, complemented by a second smaller shed of matching construction. There's also a raised deck area in the far corner, ideal for outdoor seating, while there's a separate paved patio directly outside the dining room doors. Timber fencing and low retaining walls define the boundaries, giving a good degree of privacy. To the front, a paved driveway leads to the integral single garage with roller door and internal access, while areas of grass and gravel complete the smart, low-maintenance layout.

This home combines the space and practicality modern families need. Its location in Milton of Leys puts you close to schools, shops and quick transport links into the city, while the enclosed garden, garage and driveway add everyday convenience. Early viewing is strongly recommended so contact Hamish Homes to arrange your appointment without delay.

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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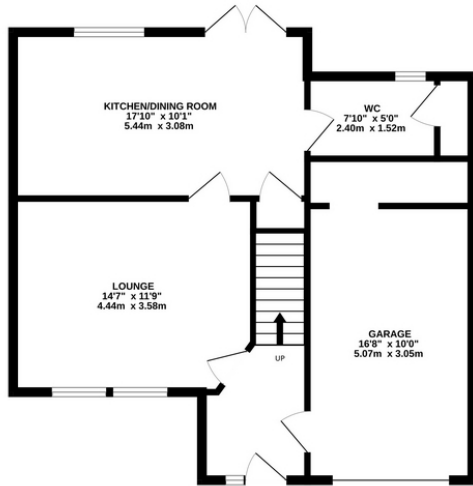
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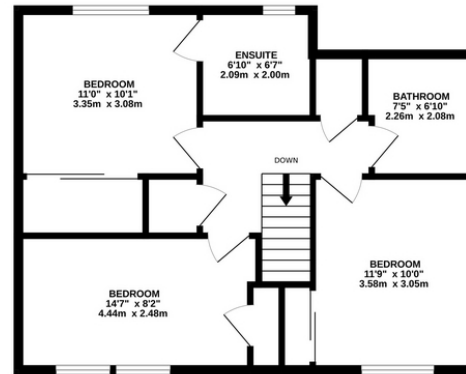
 97 m2



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

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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