



Miller Street, Inverness, IV2 3DP

Offers Over £200,000

Hamish

www.hamish-homes.co.uk | 01463 250000



Hamish
PROPERTY PROFESSIONALS



- Warm Brickwork With Classical Porch Column
- Contemporary Kitchen With Gloss Units
- 2 First Floor Bedrooms With Built-In Wardrobes
- Double Glazed Timber Framed Windows
- Large Enclosed Rear Garden Area
- Spacious Sitting Room Filled With Light
- Handy Cubby Storage For Household Items
- Stylish Bathroom With Bath & Mixer Shower
- Gas Central Heating
- Driveway And Attached Single Garage

When you list with Hamish there are no upfront fees.

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



This home's clean lines and balanced design create an inviting first impression from the moment you arrive. Built around 1995, this semi-detached house sits on the southern side of Inverness and has a striking frontage of warm brick around the garage and entrance porch, framed by a classical column that lends a subtle flourish. A neatly kept lawn stretches across the front while a driveway leads to the attached single garage. With similar homes forming a cohesive street scene and local shops and amenities close by, this is an appealing location for modern city living.

Stepping inside, the sitting room extends across the front of the house, its large window drawing in plenty of natural light and creating a bright, airy feel. White painted walls enhance the sense of space, while natural wood finishes around the doors, skirtings and window frame add warmth and character. The layout is simple and versatile, allowing for a range of furniture arrangements to suit modern living. A doorway from the sitting room leads into the kitchen, a beautifully refitted and contemporary space. The units are finished in a sleek dark grey gloss, complemented by light laminate worktops and a mosaic style tiled splashback that adds a touch of texture and colour. Under cabinet and feature lighting enhance the modern feel, reflecting off the smooth surfaces and brightening the entire room. Integrated appliances include an oven, hob and matching extractor hood, while space is provided for a freestanding fridge freezer and washing machine. The window above the sink allows natural light to flow through, framing a pleasant outlook over the rear garden. Durable flooring runs underfoot, tying the whole design together and ensuring easy maintenance. Tucked neatly off the kitchen is a small cubby style recess, ideal for storing household items or larger kitchen equipment, keeping the main space uncluttered and organised.

A carpeted staircase with natural timber balustrades leads up to the first floor where you'll find two good size bedrooms and a family bathroom. The main bedroom sits to the front of the home and enjoys plenty of natural light from twin paned windows. Soft neutral wall tones and a feature grey accent wall create a calm, modern atmosphere, while the fitted light grey carpet adds comfort underfoot. Along one wall, mirrored sliding wardrobes provide excellent storage and enhance the feeling of space by reflecting light around the room. Its size allows for a double bed and additional furniture, making this an inviting and practical main bedroom.

The second bedroom overlooks the rear of the property and is enhanced by its colour palette. The space features a bold patterned accent wall of soft pinks and greys that adds character, balanced by neutral tones on the remaining walls. Practical built-in wardrobes with wooden sliding doors provide useful storage. Finished with a warm carpet and timber skirtings, it's a versatile room well suited to use as a bedroom, study or hobby space.

The bathroom is finished in soft grey tones with crisp white tiling around the bath and shower area. It features a classic white suite comprising a bath with mixer shower above, pedestal wash basin and matching toilet. A large window allows natural light to fill the room, while a radiator with chrome towel rail above ensure warmth and practicality. The overall look is fresh and simple, offering a functional family bathroom ready for everyday use.

The home benefits from double glazed timber framed windows throughout, ensuring both warmth and durability. The exterior doors are also of timber construction, with the rear door featuring a glazed insert for additional light. Heating and hot water are provided by a gas fired central heating system, with the boiler and hot water tank conveniently housed within the adjoining garage. Control is managed through a central programmer, room thermostat and thermostatic radiator valves, allowing for easy adjustment.

The property includes gardens to the front, side and rear. To the rear, a generous enclosed garden is ideal for relaxing or entertaining, with timber fencing and brick walls forming the boundaries. The property also benefits from an attached single garage of concrete block and brick construction beneath a metal sheet roof, complete with a roller door for vehicle access.

With its modern interior and generous outdoor space, this home is ideal for first time buyers, small families or downsizers alike. Early viewing is highly recommended to appreciate the quality, value and location this attractive Inverness property has to offer, so contact Hamish Homes 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.



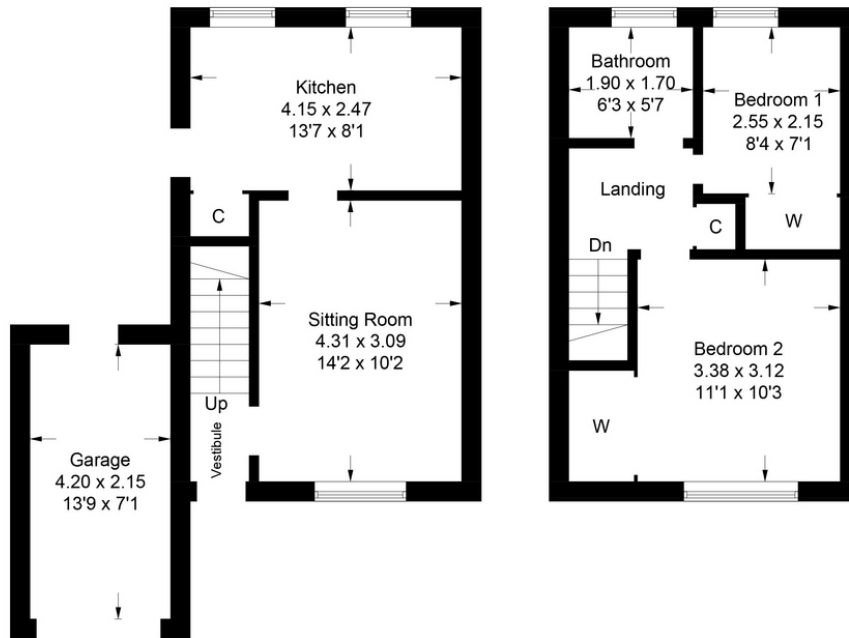


 2

 1

 58 m2



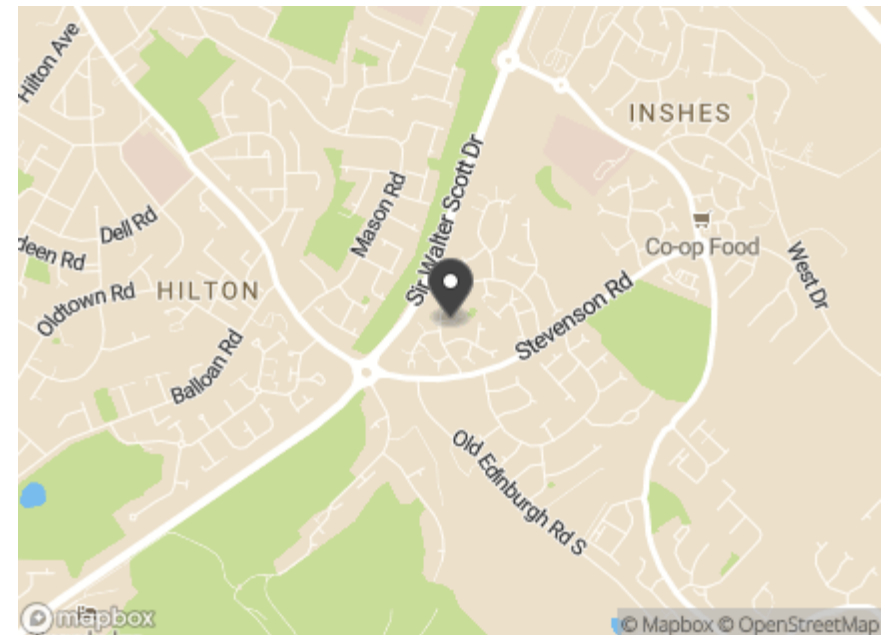


Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253101)

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	77	80
(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		



Hamish

Kintail House, Beechwood Park,
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000

