



Daviot, Inverness, IV2 5XQ

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An Teallach sits on the eastern side of Daviot, surrounded by open countryside, scattered homes and a peaceful rural atmosphere, yet close to Inverness. It's a spacious detached house with its own grounds and a double integral garage, set slightly above the landscape so you get that lovely feeling of privacy without being isolated. With bedrooms on both levels, generous living space and practical touches throughout, it's a great match for families who want room to grow or those simply looking for a quieter life without giving up the convenience of being a short drive from shops and amenities.

The house sits back from the road behind a gravel driveway that widens out in front of the integral double garage. The garage is built in blockwork with a solid concrete floor and two metal up-and-over doors, giving secure space for vehicles, storage or workshop use. The exterior of the home combines roughcast walls with a feature stone section around the entrance, while a set of steps leads up to the covered porch and the front door.

The living room sits just off the main hall and opens into a wide, generously sized space. A large picture window dominates one wall, giving a clear view of the mature garden and drawing in plenty of daylight. The room is fitted with three radiators and at its centre is a closed solid-fuel stove set into a substantial brick surround that runs along the wall and turns neatly into the corner to form a raised TV unit. The walls are finished in a simple cream paint, paired with a deep red carpet and dark timber skirtings. Ceiling and wall lights provide even lighting while the layout offers lots of scope for sofas, storage and additional furniture to be accommodated.

The kitchen and dining room share one long, practical space with plenty of storage on both sides. The units are finished in a wooden style, paired with cream worktops and a tiled splashback in soft neutral tones. The sink sits beneath the main window at the far end. A freestanding cooker is set into the right hand run, with storage around it, while a dishwasher and a tall cupboard sit to the left. The patterned vinyl floor ties the whole room together. At the dining end, there's space for a table and chairs beside a radiator, with a simple pendant light above. A door here leads through to the utility and WC, keeping everything easy to move between.

The utility room sits just off the kitchen and provides a handy extra workspace. There's a run of base units with a stainless steel sink set beneath a window, along with space and plumbing for laundry appliances. The same patterned vinyl flooring continues through here, tying it in with the kitchen. A simple wall rail offers a spot for towels, and there's an open balustrade along the inner side where the staircase leads down to the lower level. It's a practical area for day-to-day jobs and keeps the main kitchen free from clutter.

The WC sits just off the utility area beside the stairs. It's fitted with a toilet and a pedestal basin. The decor is simple, with cream walls patterned with small seahorse motifs and the same tiled flooring used in the utility space. It's a practical little room and keeps the main bathroom free for the rest of the household.

The stairs from the utility area lead down to a lower ground floor where you'll find a flexible room currently set up as an office. It's a practical space with fitted shelving running along two walls, giving you plenty of storage. A wide window sits above the radiator on the exterior wall, bringing in daylight and offering a view out to the side of the property. The decor is simple, with painted walls and the same carpet as the hallway above, making the room easy to personalise. There's enough floor space for a desk, chair and additional storage with the layout working just as well as a quiet study, a craft room or an occasional fourth bedroom if needed.

A door from this lower level also provides internal access to the integral garage, giving you a useful link between the working space and the main household storage or parking area.

Back up on the main level, the first bedroom sits along the hallway and has a simple layout. Light walls and a soft carpet keep it calm while a wide window looks out towards the trees. Along one wall, a full height mirrored wardrobe gives you practical storage. Just beside it, an arched alcove holds a built-in sink with a cupboard underneath, which is handy for getting ready without needing the main bathroom.

Bedroom two sits just along the hall and offers plenty of flexibility due to its size. There's a full wall of mirrored wardrobes, so storage is well taken care of without eating into the floor area. The room has a neutral feel, ready for a simple refresh to suit someone's own taste.

The third bedroom is a good sized room with a wide window that looks out towards the trees. It has neutral coloured walls with a patterned border and a radiator mounted beneath the window. Along one wall, the mirrored wardrobes give you plenty of space for you to store your clothes neatly away.



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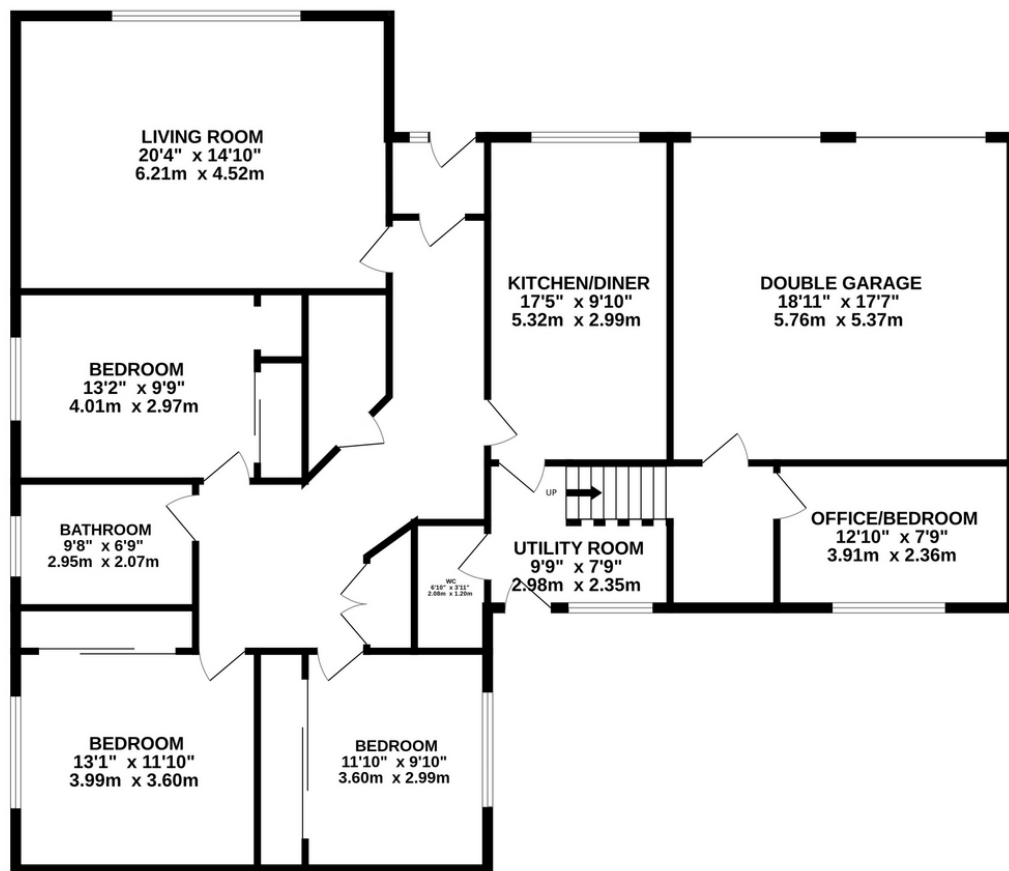
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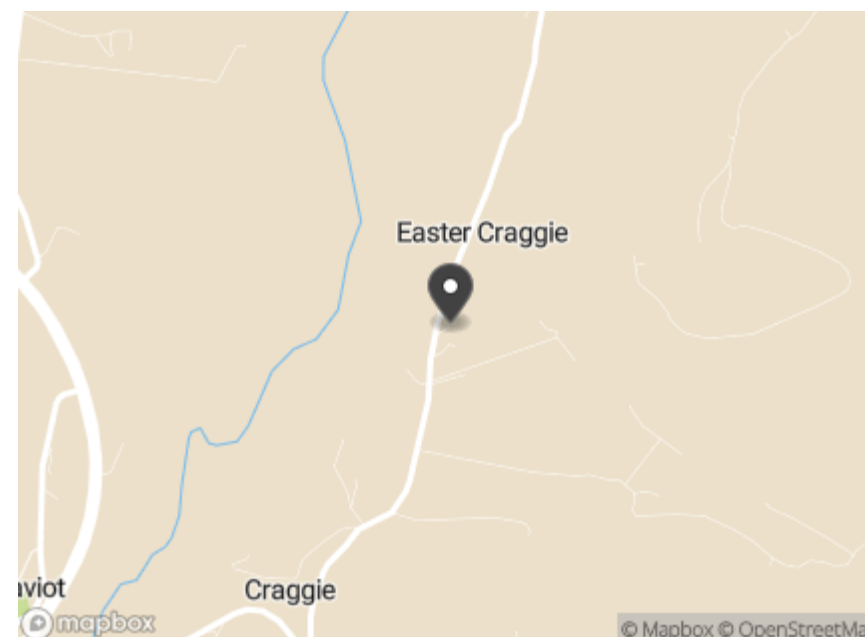


139 sq m





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	96	97
(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		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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