



Great Glen Place, Inverness, IV3 8FA

Offers Over £240,000

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Hamish
PROPERTY PROFESSIONALS



- Quiet Position On The Edge Inverness
- Bright Open Plan Living/Dining/Kitchen Area
- Modern Grey Kitchen With Island & Appliances
- 2 Double Bedrooms, Bow With Built-In Wardrobes
- Gas Central Heating & On Demand Hot Water
- Home Comes Fully Furnished
- Tall Sash Windows With Shutters
- Striking Modern Bathroom
- Main Bedroom With En-Suite Shower Room
- Shared Car Park For Residents

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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



7 Great Glen Place offers something genuinely different, a first floor apartment set within a beautifully converted building dating back to the 1860s. Now Category B listed, the building has been carefully restored to retain its striking stonework and sense of history while providing modern, comfortable living inside. The flat sits in a quiet residential spot on the edge of Inverness, surrounded by a mix of period conversions and newer homes, with supermarkets, cafés, woodland walks and the canal all close by. With two bedrooms, open-plan living and every piece of furniture included in the sale, it's an ideal choice for anyone looking for a stylish, ready to move into home with real character.

The front door to the apartment has a smart, modern grey textured finish that contrasts nicely with the traditional stone building it sits within. It opens into the flat's own bright, white hallway setting the tone for the standard of the apartment.

The heart of the flat is the open-plan living space, a bright modern room with tall sash windows with internal shutters and original deep sills that hint at the building's history. The layout works really well, with the lounge area set beneath the windows and plenty of room for a sofa and chairs without feeling tight. The kitchen runs neatly along one wall with smooth grey cabinets and polished worktops, all finished to a high contemporary standard. An island with an induction hob and built-in oven below, creates a natural divide between the cooking and seating areas, adding extra workspace as well as a casual spot for breakfast. There's space for a dining table beside it too, keeping everything easy to use and sociable.

Bedroom one provides space for a double bed, and the window sits to one side, keeping the room straightforward to furnish. Between the sleeping area and the en-suite is a run of mirror fronted wardrobes, giving you plenty of practical storage without taking up the main floor space. The en-suite itself is smartly finished, fitted with a toilet, a wash basin set into a modern cabinet and a separate shower enclosure with a rainfall head and handheld attachment. It's a smartly designed setup that keeps everything you need close at hand.

Bedroom two sits just across the hall and is another comfortable double, finished in the same fresh, neutral style as the rest of the flat. There's a wide window on one wall and a built-in wardrobe on the other. The layout is straightforward, giving you enough room to place a double bed and bedside furniture.

The bathroom continues the property's contemporary feel, fitted with a clean suite that includes a full length bath with a shower over it, a hand basin and a toilet neatly built into a modern vanity unit. The dark textured tiling around the bath creates a striking backdrop, giving the room a luxurious feel while the mirrored cabinet adds useful storage. It's a smart, beautifully finished space.

All furnishings within the flat are included in the sale, making it easy for a new owner to move straight in and enjoy the top end finish from day one. A reminder of the building's nineteenth century origins is the solid stone walls measuring around 900 mm thick, while the windows have been upgraded to timber framed sash and case units with double glazing. The flat is heated by a gas fired central heating system with radiators throughout. The boiler sits neatly within the kitchen and supplies both heating and hot water on demand. The block enjoys communal grounds and a shared car park, providing convenient outdoor space and parking without the need for individual maintenance.

What makes this flat stand out is how effortlessly everything comes together, the character of the old building, the clean modern finish, and the ease of moving straight into a fully furnished home. For anyone looking for a stylish base in a quiet part of Inverness, then this is a superb opportunity. Early viewing is strongly advised, so contact Hamish Homes today.

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.





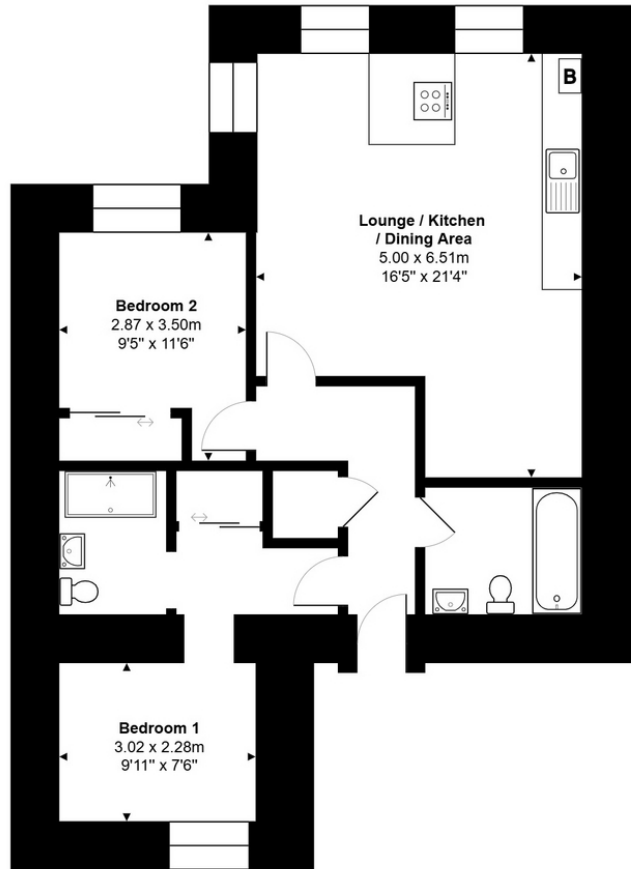
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 69 sq m



7 Great Glen Place



All measurements are approximate and for display purposes only

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	85	85
(69-80) C	80	80	(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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