



Ness Walk, Inverness, IV3 5TE

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Set within one of Inverness's most desirable retirement developments, 49 Royal Ness Court offers comfortable, self-contained living right in the heart of the city. Built in 2005 by McCarthy & Stone, the complex sits just off Ness Walk, moments from the River Ness and a short stroll from shops, cafés, transport links and the cultural heart of Inverness. Designed specifically for independent living, the property forms part of a well maintained development with secure entry, lift access and shared communal facilities that create a safe and sociable environment.

This particular apartment lies on the second floor, enjoying a pleasant outlook and a layout that's easy to manage. It's a welcoming, low maintenance home ideal for anyone seeking convenience, peace of mind and proximity to everything the city has to offer.

The living room is decorated in soft cream tones with white skirtings and coving for a clean finish. A brushed steel artificial fire with pebble bed sits neatly within a white surround and black back panel, adding a contemporary focal point. Warm toned laminate flooring runs throughout, complemented by an area rug that defines the seating space. Two ceiling chandeliers and matching wall lights create an even glow, while a large uPVC window brightens the dining area beside it. An electric storage heater sits along the inner wall, maintaining a comfortable temperature year round. The space is practical, tidy and easy to furnish.

A glazed door from the living room opens into a compact, U-shaped kitchen finished in light beech effect cabinets with sleek brushed steel handles. White laminate worktops run on three sides with a cream mosaic style tiled splashback. The stainless steel sink and drainer sit beneath a uPVC window to the left. Centrally on the rear run is a four zone electric ceramic hob with a canopy extractor above; the Lamona electric oven is housed at eye level in a tall unit by the doorway. Space is provided for under-counter appliances while the layout keeps everything close to hand for easy day to day use.

The bedroom is decorated in light neutral tones, with one feature wall in a soft beige shade and the others in off-white. A fitted carpet in a muted brown complements the walls, creating a warm finish. The mirrored sliding doors of the built-in wardrobe reflect light around the room and provide generous storage without taking up extra floor space. A single window keeps the room bright through the day. Ceiling coving continues the consistent finish seen throughout the flat and a central pendant light with crystal detailing adds a touch of character. An electric heater sits on the inner wall, keeping the room well heated.

The bathroom is fully tiled in a light cream shade with a patterned border running around the room. A matching band of decorative diamond tiles adds subtle detail to the walls. The suite includes a panelled bath with a folding glass screen and over-bath shower, a close coupled toilet and a built-in vanity unit with a moulded basin and storage below. A large wall mirror above the sink helps it feel open and bright.

This apartment at Royal Ness Court offers the perfect blend of independence, comfort and community right in the centre of Inverness. It provides everything needed for a relaxed, secure lifestyle. Whether you're downsizing or simply looking to enjoy low maintenance living close to the River Ness, this is an exceptional opportunity to do so in style. Early viewing is strongly recommended, 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.





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