



14 AIGNISH BRAE INVERNESS, IV2 6EZ

£250,000
OFFERS OVER

Beautifully presented, this 3-bedroom semi-detached home in Slackbuie offers modern living with a master ensuite, family bathroom, and a downstairs WC. The ground floor boasts a stylish lounge with a bespoke media wall and feature fireplace, complemented by a contemporary kitchen and dining area. Outside, the property features driveway parking and a fantastic rear garden with a shed, perfect for relaxing or entertaining. This thoughtfully designed home combines comfort and style, making it ideal for families or professionals. Don't miss out, schedule your viewing today!



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14 AIGNISH BRAE

- THREE BEDROOM SEMI DETACHED HOUSE • POPULAR AREA OF SLACKBUIE • STYLISH KITCHEN • MEDIA WALL WITH FEATURE FIREPLACE • EN SUITE • DRIVEWAY PARKING • STUNNING REAR GARDEN • COUNCIL TAX BAND E • EPC BAND B



Welcome to this beautifully presented 3-bedroom semi-detached property located in the highly sought-after area of Slackbuie. Perfectly designed for modern living, this home offers a harmonious blend of style, comfort, and practicality.

Upstairs, you'll find three well-proportioned bedrooms, including a principal bedroom with its own ensuite for added convenience. A contemporary family bathroom completes the upper level, ensuring there's plenty of space for the whole family.

The ground floor boasts a thoughtfully laid-out living space, featuring a modern kitchen and dining area perfect for entertaining. The stylish lounge truly serves as the heart of the home, showcasing a bespoke media wall and a striking feature fireplace, creating a warm and inviting atmosphere. A handy downstairs WC adds further practicality to this level.

Outside, the property continues to impress. To the side, there's convenient driveway parking, while the fantastic rear garden offers a private retreat, complete with a shed for storage. This outdoor space is ideal for relaxing, hosting barbecues, or simply enjoying some fresh air.

This property is a perfect blend of modern design and everyday functionality, making it a wonderful

place to call home.

Don't miss the opportunity to view this gem, schedule your viewing today!

Slackbuie is a highly sought-after residential area located on the outskirts of Inverness, offering a perfect balance of convenience and tranquillity. This well-established neighborhood is ideal for families, professionals, and retirees alike.

The area boasts excellent schooling options, including Inverness Royal Academy and Holm Primary School, both of which are highly regarded. For day-to-day shopping, there's a nearby Asda Superstore, along with a range of local shops and amenities catering to all needs.

Transport links are fantastic, with easy access to the A9 and A82, providing convenient routes to the Highlands and beyond. Inverness city center is just a short drive away, where you'll find a train station offering connections across Scotland, including direct routes to Edinburgh and Glasgow. Regular bus services also operate in the area for added convenience.

Nature enthusiasts will appreciate the abundance of nearby walking and cycling routes, including the

popular Ness Islands and the Great Glen Way, both perfect for leisurely strolls or more adventurous outings. Additionally, the scenic Loch Ness is just a short drive away, offering breathtaking views and outdoor activities.

Slackbuie combines modern amenities with natural beauty, making it a wonderful place to call home.

Council Tax Band E
EPC Band B

To Book A Viewing Call Travis On
(ZERO.SEVEN.FOUR.NINE.ZERO.FIVE.FOUR.FIVE.SIX.FOUR.EIGHT)

Home Report Available By Contacting
invernesssales@homesweethomemoves.co.uk

Entry Is By Mutual Agreement.

Viewing By Appointment Through Home Sweet Home on hello@homesweethomemoves.co.uk

Any offers should be submitted in Scottish legal form to hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do not and cannot form part of any contract. The

measurements have been taken using a sonic tape measure and therefore are for guidance only.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		86	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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