



2 Kestrel Place

INVERNESS, IV2 3YH

The Property

2 KESTREL PLACE

Beautifully upgraded, extended and maintained by the current owners, this three/four bedroom detached house in the highly sought-after Inverness IV2 area offers exceptional modern living with true walk-in condition. Every improvement has been completed with comfort and quality in mind, with no expense spared.

Perfect for families, home workers or anyone looking for flexible, modern space, this property offers a contemporary open flow layout, South facing sunny garden and energy efficient upgrades including solar panels and a new boiler.





KEY FEATURES

- Sought after 3/4 bedroom detached property
- Large rear extension creating a stunning kitchen and sun lounge
- Contemporary open plan layout with flowing living spaces
- Solar panels and new boiler for energy efficiency
- True walk-in condition throughout
- Flexible living spaces where the office or snug could serve as a fourth bedroom
- Garage with power, dual driveways and carport
- Sunny south-facing low-maintenance rear garden with decking and artificial turf
- Popular Inverness IV2 location close to schools, shops and transport links



GROUND FLOOR

The heart of the home is the impressive extended kitchen and sun lounge, filled with natural light and designed for modern family living. This beautiful room connects seamlessly to the rest of the home, enhancing the property's free-flowing open layout. Further ground floor accommodation includes:

- Formal dining room
- Bright lounge leading to the dining area
- Office/Bedroom 4
- Snug room leading into the large conservatory
- Either the office or snug can be used as a fourth bedroom if required
- Downstairs WC











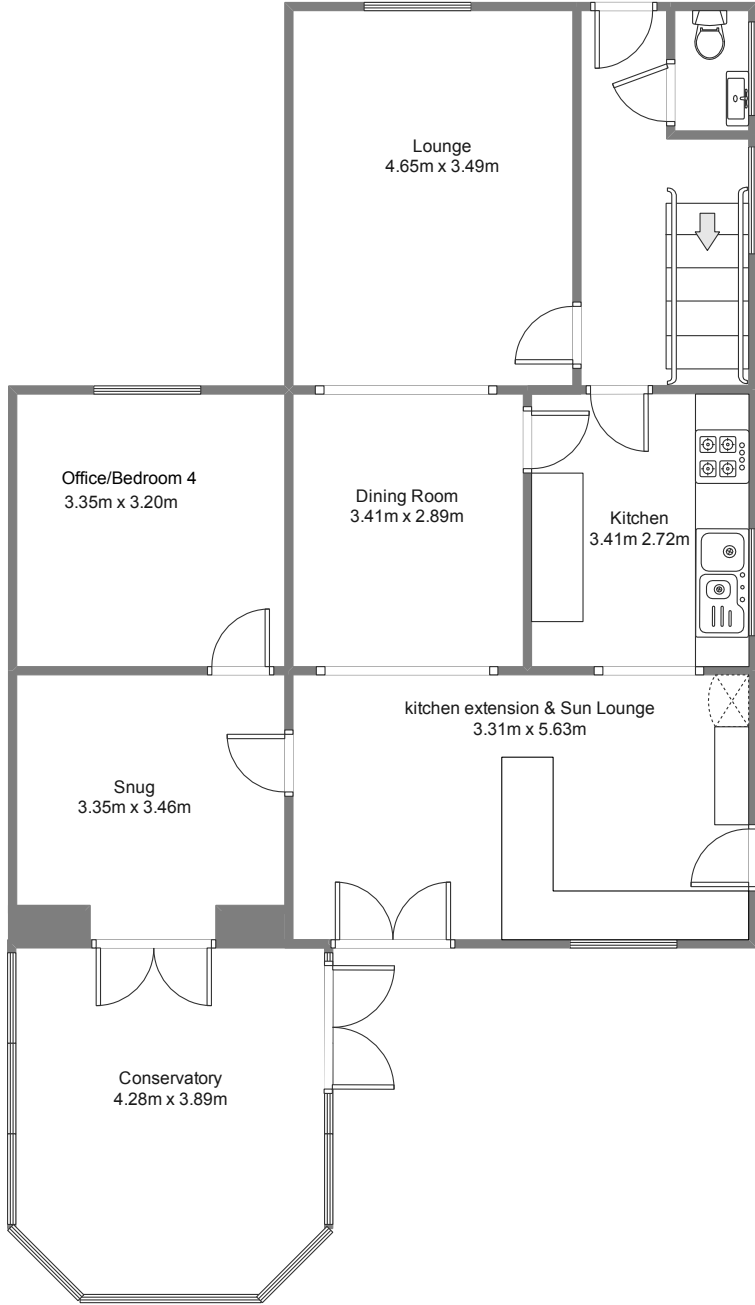


FIRST FLOOR

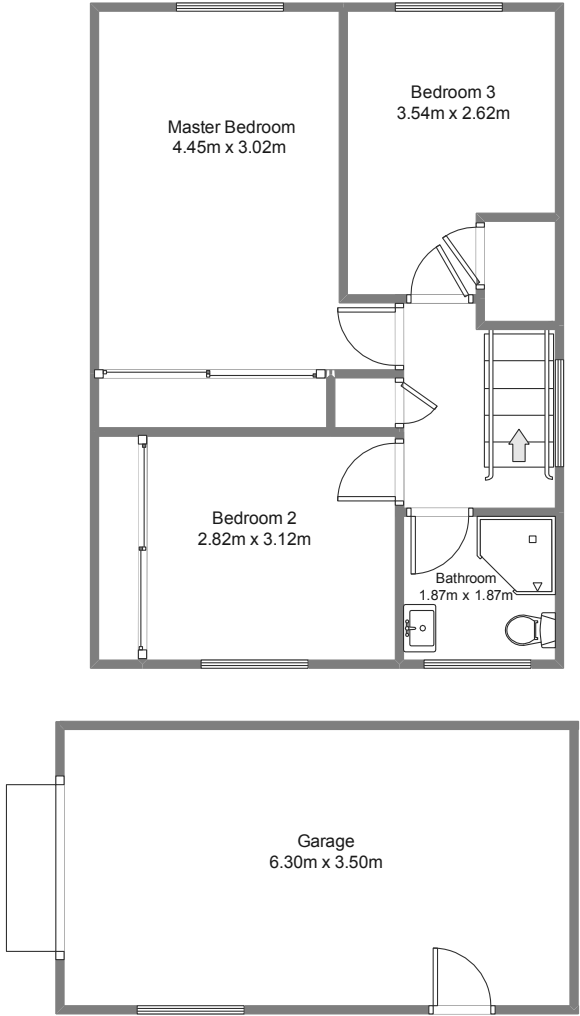
Upstairs comprises:

- Three well-proportioned bedrooms, all with fitted wardrobes
- Modern shower room
- Boarded loft with ladder
- Landing storage cupboard





Internal floor area (m²): 116m²
EPC Rating: C





EXTERIOR AND GARDEN

Externally, the property offers:

- Garage with power
- Driveway parking on both sides of the house
- Carport for sheltered parking
- Low maintenance south-facing rear garden with artificial turf, lawn and decking

The Location

INVERNESS

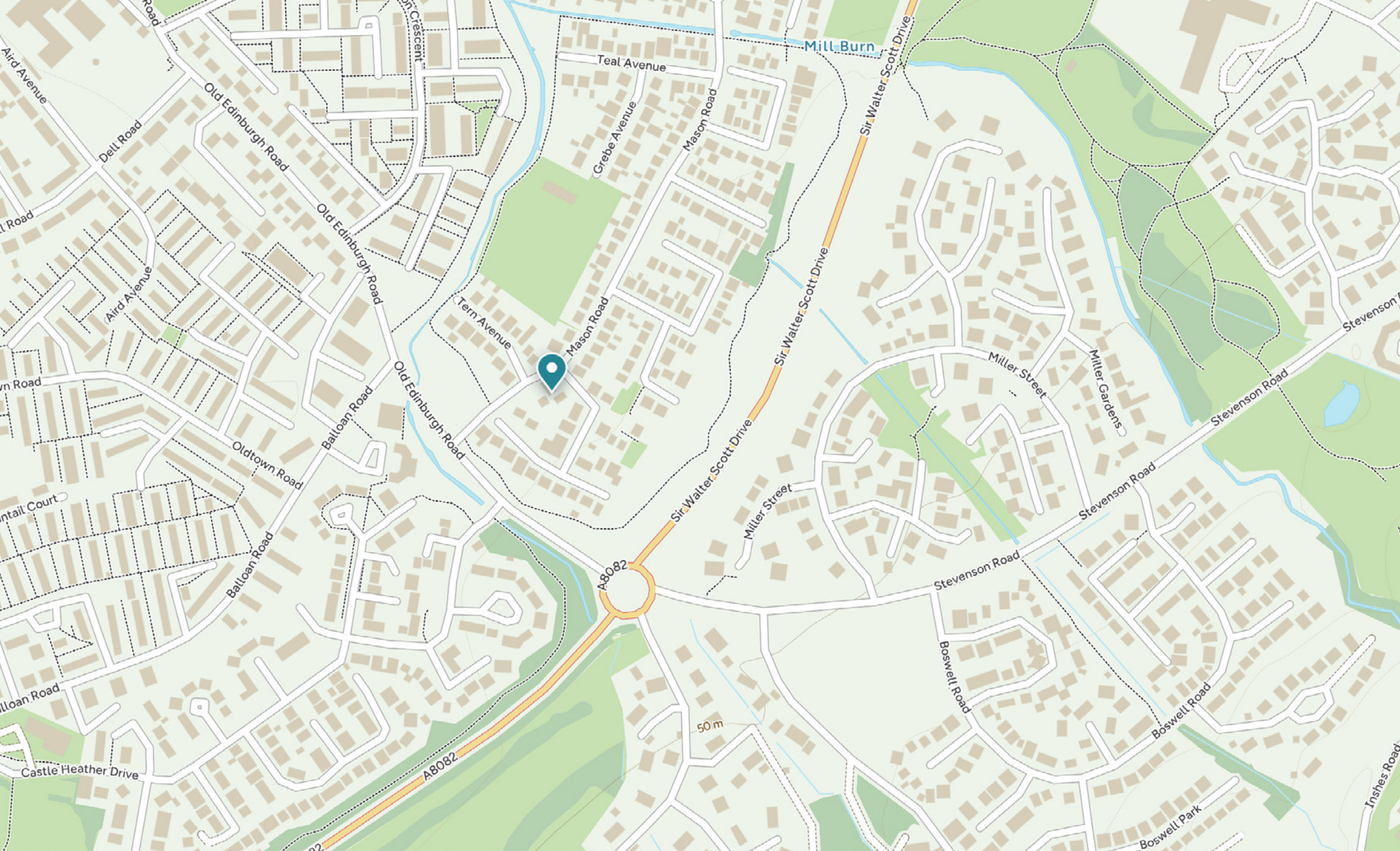
Kestrel Place is in a convenient position just minutes from Inshes Retail Park and Raigmore Hospital. With supermarkets, cafés, gyms, and everyday essentials close by, residents benefit from exceptional convenience while still enjoying a peaceful residential setting.

Inverness is one of Scotland's most desirable places to live, offering a rare blend of vibrant city life and stunning Highland scenery. Popular with young families, professionals and those seeking more space, the city is known for its friendly community feel and low crime rate, making it an ideal place to settle. Travel connections are excellent, with easy access to the A9, A82 and A96 for commuting or exploring the Highlands. Inverness Railway Station provides direct routes to Edinburgh, Glasgow and Aberdeen, while Inverness Airport, around a 20 minute drive away, offers regular flights to major UK destinations including daily services to London Gatwick.

This location provides the perfect balance of convenience, connectivity and natural beauty, with the best of the Highlands right on your doorstep







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