

3 Bed Detached In Cuthbert Road , Inverness, IV2 3RU

£265,000





SHORT DESCRIPTION

Property Ref: 17140 ●Property Type: Detached ●Offers over: £265,000.00 ●Tenure: Freehold ●Council tax band: C ●EPC rating: D ●3 Bedroom ●Family Bathroom ●Living Room fitted with woodburning stove ●Dining Room ●Recently fitted kitchen ●Front Garden and enclosed Rear Garden with decking and additional shed. ●Parking: Driveway and garage ●Heating Type: Gas central heating ●Located in highly desirable area ●Close to local amenities ●4 minute walk from Raigmore Hospital Approximate Room Dimensions: Living Room - 3.09m x 4.83m Dining Room - 3.5m x 2.72m Kitchen - 2.25m x 3.71m Bedroom 1 - 3.05m x 2.85m Bedroom 2 - 4.17m x 2.64m Bedroom 3 - 2.34m x 3.32m Bathroom - 1.92m x 1.86

Nestled in a desirable and well-established area of Inverness, 14 Cuthbert Road offers a fantastic opportunity to acquire a charming and versatile home ideal for families, first-time buyers, or investors alike. Presented in walk-in condition, this attractive property boasts a bright and welcoming interior, with well-proportioned rooms designed for comfortable modern living. The bright lounge provides the perfect setting for relaxation and entertaining, with a dedicated dining room conveniently located just off the living area—ideal for family meals or hosting guests. The kitchen offers ample storage and workspace, making it both practical and functional for everyday use. Upstairs, the property features three well-sized bedrooms filled with natural light, along with a well-appointed family bathroom. The layout is thoughtfully arranged to maximise space and comfort throughout. Externally, the home benefits from a private garden area—perfect for outdoor dining, gardening, or simply unwinding in a peaceful setting. The property also offers excellent parking provision, with space for up to four vehicles, in addition to a large garage and a useful garden shed providing further storage options. Situated in a popular residential location, the property is within a short walk of Raigmore Hospital and the Inshes Retail Park, and also offers easy access to local amenities, transport links, and Inverness city centre. The home falls within the highly desirable catchment area for Drakies Primary School and Milburn Academy—making it an excellent choice for families. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.. Property Type: Detached Full selling price: £265000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: C EPC rating: D Measurement: Bedrooms, Bathrooms, and Living room Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: self-occupied.

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

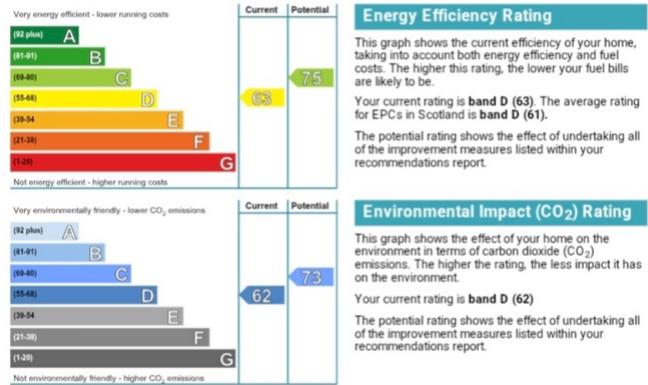
Dwelling type:	Detached house	Reference number:	0000-2126-0922-6225-1663
Date of assessment:	22 June 2026	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	24 June 2026	Approved Organisation:	Elmhurst
Total floor area:	79 m ²	Main heating and fuel:	Boiler and radiators, mains gas
Primary Energy Indicator:	275 kWh/m ² /year		

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,809	See your recommendations report for more information
Over 3 years you could save*	£1,203	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions



Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£900 - £1,500	£942.00
2 Floor insulation (solid floor)	£5,000 - £10,000	£264.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£573.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

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