



Innes & Mackay

2 Lochandinty Lane, IV2 8AG

- MODERN THREE BEDROOM FAMILY HOME
- LOCATED IN THE POPULAR VILLAGE OF TORNAGRAIN
- BRIGHT AND SPACIOUS LOUNGE WITH SUN ROOM
- KITCHEN AND UTILITY ROOM
- BATHROOM AND EN-SUITE SHOWER ROOM
- DETACHED SINGLE GARAGE WITH AMPLE PARKING
- PRIVATE REAR GARDEN

**OFFERS OVER
£310,000**



PROPERTY DESCRIPTION

This modern semi-detached villa offers a perfect blend of contemporary design and comfort. This ideal family home features a spacious lounge with sun room providing a lovely space for entertaining guests, modern kitchen with space for dining, three double bedrooms, en-suite shower room and family bathroom. The property benefits from a detached single garage with driveway parking and private garden to the rear. Early viewing is recommended.

LOCATION

Tornagrain is a new town located approx. 8 miles east of Inverness. The town benefits from a number of local amenities including a village shop, café, pharmacy, village hall, tennis courts and allotments. Primary schooling is currently available in Croy with Secondary schooling provided at Culloden Academy in Inverness, for which a free school bus is provided. World renowned Castle Stuart Golf Links is located a 10 minute drive away and Inverness International airport is approximately 2 miles away. The seaside town of Nairn is also close by and offers an excellent range of facilities including supermarket, hotels, restaurants, Golf course and a stunning beach. There is a regular hourly bus service to both Inverness and Nairn.

GARDENS

To the front is a small area of lawn with a pathway proceeding to the front door. The driveway to the side of the

property provides ample parking, together with access to the detached single garage. The enclosed rear garden enjoys a large patio area and lawn area with two raised vegetable beds.

ENTRANCE VESTIBULE

The vestibule is laid with a large coir mat and provides space for shoes and coats. Access is provided to the hallway.

HALLWAY

Wooden flooring flows from the hallway through to the lounge and sun room. The hallway is open to the staircase and provides access to the WC and storage cupboard.

LOUNGE

6.00m x 3.31m (19'8" x 10'10")

Located to the front of the property, the lounge benefits from a wood burning stove and has french doors through to the sun room.

SUN ROOM

2.80m x 2.79m (9'2" x 9'1")

This room enjoys a flood of natural light courtesy of windows to the rear and side elevations. Access is provided to the rear garden.



KITCHEN

3.87m x 3.42m (12'8" x 11'2")

The kitchen is fitted with wall mounted and floor based units with worktop, 1 1/2 sink drainer, gas hob and extractor hood. Integrated appliances include oven with grill, fridge freezer and dishwasher. There is ample space for dining furniture and access is provided to the utility room. There is a window to the front elevation and tiled flooring completes this space.

UTILITY ROOM

2.03m x 1.79m (6'7" x 5'10")

The utility is fitted with floor based units with worktop, stainless steel sink and space for appliances. A wall mounted cupboard houses the gas boiler. An integral cupboard provides more storage and access is provided to the rear garden.

WC

2.35m x 1.53m (7'8" x 5'0")

This room is laid with tiled flooring and furnished with a wash hand basin, WC and heated towel rail. There is a window to the rear elevation.

STAIRCASE TO LANDING

The carpeted staircase proceeds to the landing where access is provided to the three bedrooms, bathroom and storage cupboard. There is a ceiling hatch with drop-down ladder providing access to the partially floored loft space.

BEDROOM 1

3.45m x 3.14m (11'3" x 10'3")

Located to the rear elevation, bedroom one is a good-sized double room laid with carpet. This room benefits from a walk-through wardrobe area and en-suite shower room.

EN-SUITE

2.61m x 1.59m (8'6" x 5'2")

The en-suite is furnished with a wash hand basin with fitted storage below, WC, large shower cubicle with mains shower and heated towel rail. This room is laid with tiled flooring and there is a window to the front elevation.

BEDROOM 2

3.35m x 2.88m (10'11" x 9'5")

The second bedroom is a bright double room benefiting from a double integrated wardrobe. This room is laid with carpet and there is a window to the front elevation.

BEDROOM 3

3.35m x 3.01m (10'11" x 9'10")

Bedroom three is another well-proportioned double room laid with carpet. This room also benefits from a double integral wardrobe and has a window to the side elevation.

BATHROOM

2.85m x 1.79m (9'4" x 5'10")

The bathroom is laid with tiled flooring and furnished with a



wash hand basin, WC bath with mains shower and heated towel rail. There is a window to the front elevation.

HEATING

Gas central heating

GLAZING

Double glazing

GARAGE/PARKING

Detached single garage. Ample driveway parking.

COUNCIL TAX BAND - E

EPC BAND - B

SERVICES

Mains water, drainage, gas, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings and integrated appliances.

VIEWING ARRANGEMENTS

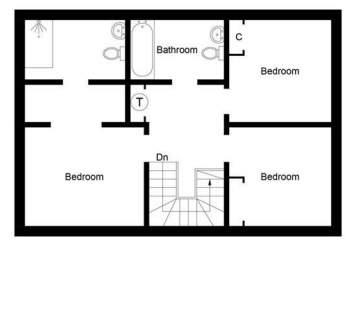
Viewing through Innes and Mackay Property department 01463 251200.







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtads.co © (D1178334)

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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