

# 11 Druid Temple Crescent

Castle Heather, Inverness, IV2 6UT



**Fixed Price £440,000**





### Overview

- Fantastic 4 bed detached family home in sought after area
- Architect designed with flexible accommodation throughout
- Lounge, kitchen/diner/family room, utility, shower room
- 4 double bedrooms, 1 ensuite, family bathroom
- Driveway for 6 cars, easy to maintain gardens, summerhouse
- EPC Band C



### Description

Fantastic opportunity to purchase a spacious detached villa, situated within the quiet Druid Temple residential area of Inverness. This individually designed home was built by Essich Builders in 2008. It is well-presented throughout with a flexible layout which will appeal to a range of buyers. On the ground floor is the spacious kitchen/diner/family area which provides a fantastic space for living and entertaining. The kitchen has windows on triple aspects and has ample storage with good work top space. Integrated appliances include a ceramic hob, double electric oven, extractor, dishwasher and under counter fridge and freezer. In the dining area there is space for a dining table with 6 chairs and the family area has space for armchairs and sofas. French doors open from the dining room on to the front patio which is perfectly placed to enjoy the evening sun. Off the kitchen is the useful utility room which houses the washing machine, tumble dryer, gas boiler and provides access to the rear garden. Continuing downstairs there are two double bedrooms, one of which benefits from fitted wardrobes and a shower room. Upstairs offers a galleried landing which leads to an upstairs lounge area which benefits from lovely views of Ben Wyvis, Inverness City and beyond. There are two double bedrooms with the principal bedroom benefiting from an ensuite shower room and double wardrobes. Completing the accommodation is the family bathroom. There is fantastic storage throughout including a cloak cupboard in the entrance vestibule, cupboard in the utility room and an upstairs linen cupboard. There is double glazing throughout and gas central heating throughout. The drive provides parking for at least 6 cars. The south facing rear garden is easily maintained and has a fully insulated summerhouse which has power and lights. This property really does have everything for the modern families needs and would make the ideal purchase for the discerning buyer looking for a bespoke family home.

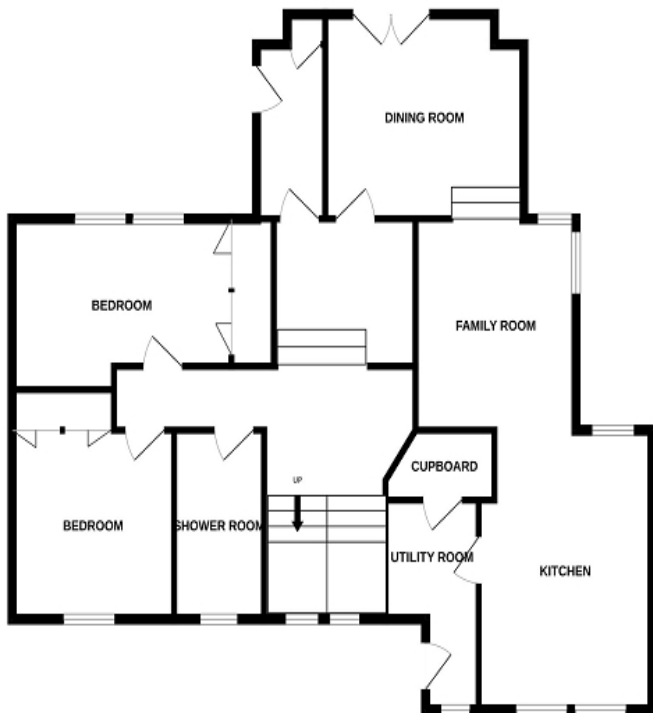


## Room Dimensions

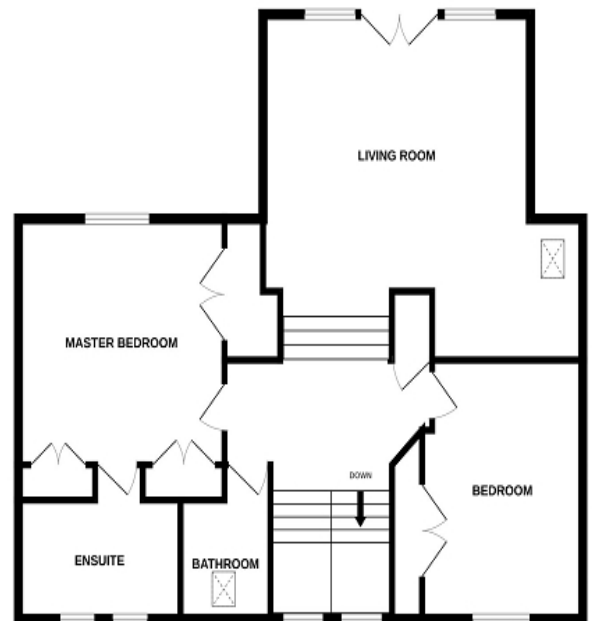
<b>Kitchen</b>	<i>(10' 6" x 15' 0") or (3.20m x 4.56m)</i>
<b>Family Area</b>	<i>(11' 9" x 12' 10") or (3.58m x 3.91m)</i>
<b>Dining Area</b>	<i>(10' 4" x 11' 11") or (3.15m x 3.63m)</i>
<b>Utility Room</b>	<i>(6' 2" x 11' 7") or (1.88m x 3.52m)</i>
<b>Bedroom 3 (downstairs)</b>	<i>(7' 10" x 14' 4") or (2.39m x 4.37m)</i>
<b>Bedroom 4 (downstairs)</b>	<i>(9' 9" x 10' 5") or (2.96m x 3.18m)</i>
<b>Shower Room (downstairs)</b>	<i>(10' 1" x 5' 9") or (3.07m x 1.74m)</i>
<b>Lounge (upstairs)</b>	<i>(17' 9" x 15' 7") or (5.42m x 4.76m)</i>
<b>Principal Bedroom</b>	<i>(13' 2" x 13' 3") or (4.01m x 4.05m)</i>
<b>Principal Bedroom En Suite</b>	<i>(8' 2" x 10' 9") or (2.49m x 3.27m)</i>
<b>Bedroom 2</b>	<i>(9' 10" x 13' 5") or (3.00m x 4.08m)</i>
<b>Bathroom</b>	<i>(10' 3" x 5' 5") or (3.13m x 1.66m)</i>



GROUND FLOOR



1ST FLOOR



### Services

Mains gas, electricity, water and drainage.  
Telephone, broadband and satellite.

### Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtain poles, curtains and window blinds. Integrated ceramic hob, double oven, extractor, dishwasher and under counter fridge & freezer. Washing machine and tumble dryer. Furniture available by separate negotiation.

### Council Tax

Band G

### Tenure

Freehold

### Entry

By mutual agreement.

### Viewing

To arrange a viewing of this property please contact Louise on 07796673594.



**Tel: 01463 233218**

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