

# 34 Lochandinty Road

Tornagrain, Inverness, IV2 8AJ



**Offers Over £425,000**





## Overview

- Immaculate 4 bed detached villa with period charm
- Set on a good sized plot backing on to woodland
- Lounge, kitchen/diner, garden room, utility with WC
- 4 bedrooms, 1 ensuite, family bathroom
- Enclosed south facing rear garden, garage, parking for 2 vehicles
- EPC Band B



## Description

Fantastic opportunity to purchase a stunning detached 4 bedroom villa with private gardens built by ZeroC in 2020. Set within the quaint new development at Tornagrain this property has Georgian style period charm with the benefit of modern high end finishes throughout. The formal lounge benefits from windows on triple aspect, a feature wood burning eco stove and French doors that open on to the rear garden. At the heart of the home is the stylish open plan Ashley Ann shaker style kitchen/diner. There is ample units and work surfaces and a useful island. Integrated appliances include an induction hob, extractor, double oven, fridge/freezer and dishwasher. To the rear of the property is the garden room which is perfectly placed to enjoy the private, south facing garden. A useful utility room and WC complete the accommodation on the ground floor. Upstairs offers 4 double bedrooms, two of which have fitted wardrobes and the principle bedroom offers an ensuite shower room. A family bathroom with shower over bath completes the accommodation. Two hall cupboards provide plenty of additional storage. Television and telephone points are available in the lounge, kitchen/diner and all bedrooms. The sash and case double glazing is wooden framed and there is gas central heating throughout with the benefit of PV solar panels. Completely enclosed, the level south facing rear garden with patio area, backs on to woodland and offers complete privacy which will appeal to many. The detached garage has power and lights and the drive provides parking for 2 vehicles. Overall, this charming property would be ideal for the discerning buyer looking for a beautiful home in true walk-in condition.





## Room Dimensions

Lounge	(12' 6" x 22' 5") or (3.80m x 6.82m)
Kitchen / Diner	(12' 6" x 22' 4") or (3.80m x 6.80m)
Sun Room	(13' 11" x 9' 5") or (4.23m x 2.86m)
Utility Room/WC	(8' 4" x 5' 11") or (2.54m x 1.80m)
Principal Bedroom	(12' 1" x 12' 7") or (3.68m x 3.84m)
Principal Bedroom En Suite	(9' 1" x 5' 11") or (2.76m x 1.81m)
Bedroom 2	(7' 7" x 11' 11") or (2.31m x 3.64m)
Bedroom 3	(9' 0" x 9' 11") or (2.75m x 3.02m)
Bedroom 4	(12' 1" x 12' 7") or (3.69m x 3.83m)
Bathroom	(6' 1" x 10' 5") or (1.86m x 3.18m)





### Floor Space

157m2 (1690 sq ft)

### Services

Mains gas, electricity, water and drainage. PV solar panels. Satellite, telephone and ultra fast broadband.

### Extras

All fitted floor coverings, fixtures and fittings, including light fittings (excluding shades). Curtain poles, curtains & window blinds. Integrated induction hob, double oven, extractor, fridge/freezer and dishwasher.

### Maintenance Charges

There is a monthly factoring fee of around £20pcm to Tornagrain Services Ltd, which covers the communal grounds maintenance.

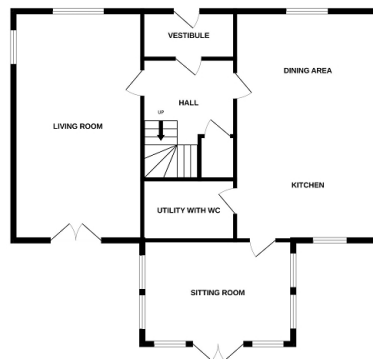
### Council Tax

Band F

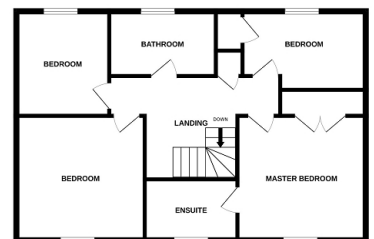
### Tenure

Freehold

GROUND FLOOR



1ST FLOOR



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