

# Eriskay, Craigton

North Kessock, IV1 3YG



Offers Over £435,000





## Overview

- Impressive detached family home in semi-rural location
- Cameron and Paterson designed self build
- Beautifully presented, spacious rooms and a flexible layout
- Level gardens with double garage, parking for 6 vehicles
- Easy access to the A9, with Inverness a short distance away
- EPC Band C



## Description

A fantastic opportunity to purchase a spacious 4/5 bedroom family home in a lovely semi-rural setting. Cameron and Paterson designed and built to a high standard in 2007, this impressive property has flexible formal and informal living accommodation, making it the perfect home for entertaining. The ground floor accommodation includes the large welcoming hallway, a generous lounge with dual aspect windows and multifuel stove, a formal dining room and the kitchen/family room with integrated appliances, breakfast bar and French doors which open onto a patio area. There is a guest bedroom with fitted wardrobes and impressive ensuite shower room. Completing the ground floor accommodation is a useful utility room and WC. From the hall, a wooden staircase leads to the first floor and three generously appointed bedrooms. All the bedrooms benefit from fitted wardrobes with the principal bedroom offering a large dressing room that leads to an ensuite shower room. The family bathroom with separate shower and bath completes the accommodation. There is ample storage throughout including 2 hall cupboards and loft space. The property is completed by triple glazing and oil central heating, supplemented by gas bottles for the hob. The house is set within level grounds which are mainly laid to lawn, with a patio and a drying area. The large driveway has space for 6 vehicles and leads to the double garage with electric door, power and lights. This property would be ideal for those looking for a semi-rural spacious family home, perfect for entertaining, and yet only a short commute from Inverness.



## Room Dimensions

Lounge	(15' 9" x 23' 7") or (4.80m x 7.20m)
Dining Room	(11' 10" x 11' 1") or (3.60m x 3.38m)
Kitchen/family	(11' 5" x 23' 4") or (3.49m x 7.10m)
Utility Room	(5' 11" x 7' 10") or (1.80m x 2.38m)
WC	(7' 10" x 5' 3") or (2.38m x 1.60m)
Principal Bedroom	(15' 0" x 13' 7") or (4.56m x 4.15m)
Principal Bedroom En-Suite	(5' 11" x 8' 4") or (1.80m x 2.53m)
Bedroom 2	(15' 10" x 17' 10") or (4.82m x 5.43m)
Bathroom	(10' 1" x 12' 6") or (3.07m x 3.80m)
Bedroom 4	(17' 10" x 12' 1") or (5.43m x 3.68m)
Bedroom 3	(11' 8" x 17' 10") or (3.55m x 5.43m)
Dressing Room	(10' 0" x 12' 8") or (3.05m x 3.85m)
Bedroom 3 En Suite	(9' 2" x 9' 4") or (2.79m x 2.84m)





### Services

Mains electricity, oil, water and drainage. Satellite, telephone and broadband.

### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds. Integrated appliances including the gas hob, double oven, dishwasher and fridge/freezer.

### Council Tax

Band G

### Tenure

Freehold

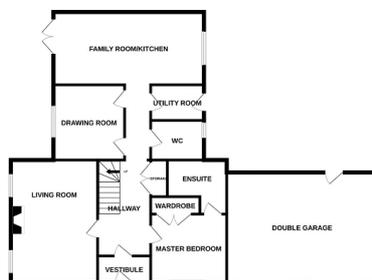
### Entry

By mutual agreement.

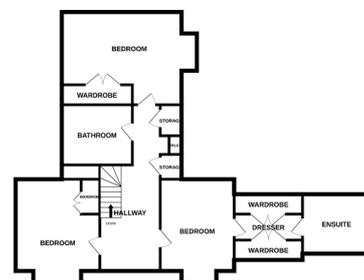
### Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.

GROUND FLOOR



1ST FLOOR



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