68 Tarradale Place Ness Castle, Inverness, IV2 6FZ

Offers Over £320,000











Overview

- Spacious 4 bedroom detached family villa in Ness Castle
- Beautifully presented and in immaculate condition
- Lounge, kitchen/diner, WC, utility
- 4 double bedrooms, ensuite, bathroom
- Enclosed garden with patio area, detached garage
- EPC Band B



Description

Fantastic opportunity to purchase a modern 4 bedroomed family villa, located in the established and sought after Ness Castle development. The setting is perfect, being situated only a short drive from Loch Ness, while still close to Inverness City Centre. Built by Barratt Homes in 2020 to their 'Craigston' design, this immaculate family home is in walk-in condition throughout, appealing to young couples and families alike. There is a generous lounge with windows on triple aspect, allowing plenty of natural light to flood the room. The open plan kitchen/diner has a modern finish with ample storage and work surface and includes integrated gas hob, electric oven, extractor, fridge/freezer and dishwasher. The dining area has plenty of space for a dining table and 6 chairs and has French doors opening into the garden. A useful utility room and WC completes the accommodation on the ground floor. Upstairs offers 4 bedrooms and the family bathroom. Two of the bedrooms benefit from fitted wardrobes and the principle has a modern ensuite shower room. Three hall cupboards and loft space provide additional storage. There is gate access to the drive. The garden is laid to lawn with a patio area well placed to catch the evening sun. To the front there is an open garden and a drive with parking for 2 cars leading to the detached single garage. This impressive property is a fantastic purchase for those wanting an easy to maintain, stylish home in a modern development.



Room Dimensions

Lounge	(21' 2" x 10' 7") or (6.46m x 3.23m)
Kitchen / Diner	(21' 2" x 11' 3") or (6.46m x 3.43m)
Utility Room	(5' 7" x 7' 4") or (1.71m x 2.24m)
Wc	(6' 1" x 3' 7") or (1.86m x 1.10m)
Principal Bedroom	(5' 7" x 7' 7") or (1.70m x 2.31m)
Principal Bedroom En Suite	(3' 11" x 3' 10") or (1.20m x 1.16m)
Bedroom 2	(10' 8" x 11' 7") or (3.24m x 3.52m)
Bedroom 3	(10' 2" x 11' 7") or (3.11m x 3.52m)
Bedroom 4	(10' 2" x 10' 9") or (3.11m x 3.27m)
Bathroom	(5' 7" x 7' 7") or (1.70m x 2.31m)







120m2

LPG gas, electricity, water and drainage. Telephone and Broadband.

All fitted floor coverings, fixtures and fittings, including all light fittings with the exception of bedroom 4. Curtain poles and window blinds. Integrated gas hob, electric oven, extractor, fridge/ freezer and dishwasher. Kitchen stools. Garden furniture.

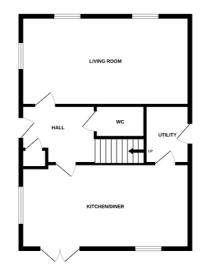
A factoring fee of approximately £78 per quarter is payable to PMC Property for the maintenance of the communal areas within the development.

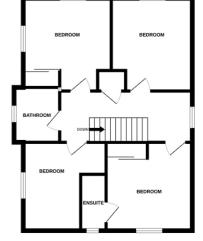
Band E

Early entry available.

tailormade

nnove





Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL info@tailormademoves.co.uk

www.tailormademoves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself of your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.