

# 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 double glazing and LPG gas central heating throughout. The enclosed garden is situated to the side of the property where 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)





### Floor Space

120m<sup>2</sup>

### Services

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

### Extras

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.

### Maintenance Charges

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

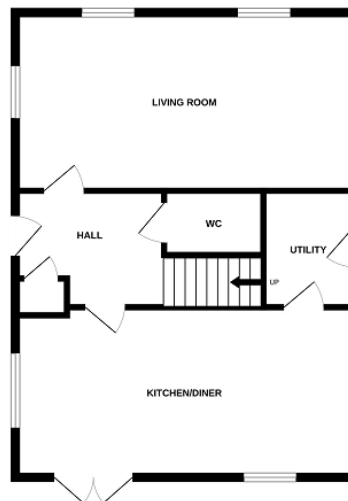
### Council Tax

Band E

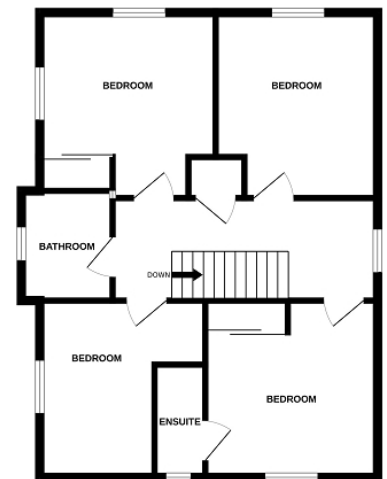
### Entry

Early entry available.

GROUND FLOOR



1ST FLOOR



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