

32 Eilean Donan Road

Ness Castle, Inverness, IV2 6EJ

Offers Over £240,000





Overview

- Spacious 3 bedroom semi detached villa
- Perfect first family home or investment
- Lounge, kitchen/diner, utility, WC
- 3 bedrooms, principle ensuite, family bathroom
- Sunny enclosed rear garden, drive with parking for 2 cars
- EPC Band B



Description

Fantastic opportunity to purchase a modern 3 bedroom semi detached villa, situated in the sought after Ness Castle development in Inverness. The setting is perfect, being situated only a short drive from Loch Ness, yet also close to Inverness city. The bright lounge has a window to the front allowing plenty of natural light. There is an open-plan kitchen/dining room with ample storage and work surface space, an integrated gas hob, oven, extractor, fridge/freezer and space for a dishwasher. The dining area has plenty of space for a table and 6 chairs and has a door to access the rear garden. There is also a utility cupboard which houses the boiler and washing machine, which is also included in the sale. A useful WC completes the ground floor accommodation. Upstairs offers three bedrooms and the family bathroom. Two of the bedrooms benefit from fitted wardrobes and the principal bedroom has a modern ensuite shower room. There are 2 hall cupboards for additional storage and double glazing and gas central heating throughout. The rear garden is laid to lawn and fully enclosed. There is ample space to add a garage subject to the appropriate planning approvals. The drive provides parking for 2 cars.



Room Dimensions

Lounge (10' 11" x 12' 2") or (3.33m x 3.71m)

Kitchen / Diner (10' 1" x 17' 5") or (3.08m x 5.32m)

WC (3' 8" x 5' 11") or (1.12m x 1.81m)

Principal Bedroom (9' 10" x 9' 10") or (3.00m x 3.00m)

Principal Bedroom En Suite (7' 3" x 4' 7") or (2.20m x 1.40m)

Bedroom 2 (9' 10" x 14' 3") or (3.00m x 4.35m)

Bedroom 3 (7' 3" x 10' 2") or (2.21m x 3.11m)

Bathroom (7' 0" x 6' 4") or (2.14m x 1.92m)





Floor Area

85m²

Services

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

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob, oven, extractor and fridge/freezer. Washing machine.

Maintenance Charges

There is a factoring charge of approximately £15.41 per month for the maintenance of the communal areas within the development.

Council Tax

Band D

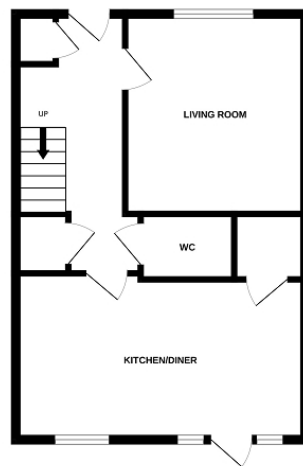
Tenure

Freehold

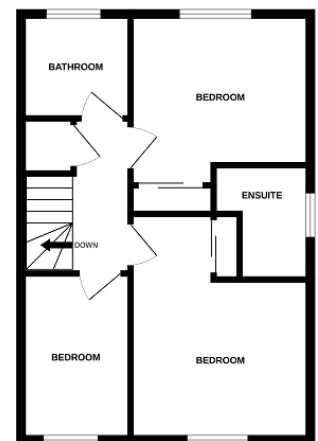
Entry

Immediate entry available.

GROUND FLOOR



1ST FLOOR



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