











### **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

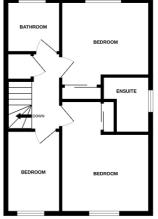
Tenure

Freehold

Entry

Immediate entry available.







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GROUND FLOOF

1ST FLOOR