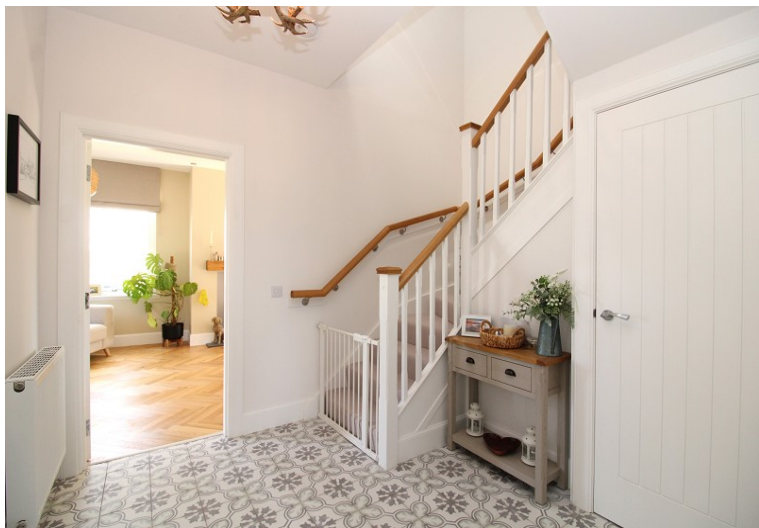


**7 Bishops Hill Road**  
Tornagrain, Inverness, IV2 8AR

**Offers Over £425,000**





## Overview

- Stunning 4 bed detached villa set within an exclusive development
- Immaculate, contemporary home with period charm
- Lounge, kitchen/diner, garden room, utility with WC
- 4 bedrooms, 1 ensuite, family bathroom
- Enclosed south facing rear garden, garage, parking for 2 vehicles
- EPC Band B



## Description

Fantastic opportunity to purchase a stunning detached 4 bedroom detached villa set within the highly desirable new development at Tornagrain. Built in 2022 by Zero C this property has Georgian style period charm with the benefit of modern high end finishes throughout. The formal lounge benefits from windows on triple aspect, a feature wood burning eco stove and French doors that open on to the rear garden. At the heart of the home is the stylish open plan Ashley Ann shaker style kitchen/diner. There is ample units and work surfaces and a useful breakfast bar, perfect for more informal dining. Integrated appliances include an induction hob, extractor, double oven, fridge/freezer and dishwasher. To the rear of the property is the garden room which is perfectly placed to enjoy the south facing garden. A useful utility room with WC completes the accommodation on the ground floor. Upstairs offers 4 double bedrooms, two of which have fitted wardrobes and the principal bedroom offers an ensuite shower room. A family bathroom with shower over bath completes the accommodation. Two hall cupboards provide plenty of additional storage. There is double glazed sash and case windows and gas central heating throughout with the benefit of PV solar panels. Completely enclosed, the level south facing rear garden is mostly laid to lawn with a lovely patio area perfectly placed to enjoy the sun. The detached garage has power and lights and the drive provides parking for 2 vehicles. Overall, this charming property would be ideal for the discerning buyer looking for a beautiful home in true walk-in condition.



## Room Dimensions

**Lounge** (12' 6" x 22' 5") or (3.80m x 6.82m)

**Kitchen / Diner** (12' 6" x 22' 4") or (3.80m x 6.80m)

**Sun Room** (13' 11" x 9' 5") or (4.23m x 2.86m)

**Utility Room/WC** (8' 4" x 5' 11") or (2.54m x 1.80m)

**Principal Bedroom** (12' 1" x 12' 7") or (3.68m x 3.84m)

**Principal Bedroom En Suite** (9' 1" x 5' 11") or (2.76m x 1.81m)

**Bedroom 2** (7' 7" x 11' 11") or (2.31m x 3.64m)

**Bedroom 3** (9' 0" x 9' 11") or (2.75m x 3.02m)

**Bedroom 4** (12' 1" x 12' 7") or (3.69m x 3.83m)

**Bathroom** (6' 1" x 10' 5") or (1.86m x 3.18m)





### Floor Area

157m<sup>2</sup>

### Services

Mains gas, electricity, water and drainage. PV solar panels. Satellite, telephone and ultra fast broadband.

### Extras

All fitted floor coverings, fixtures and some light fittings. Curtain poles & window blinds. Integrated induction hob, double oven, extractor, fridge/freezer and dishwasher.

### Maintenance Charges

There is a monthly factoring fee of around £20pcm to Tornagrain Services Ltd, which covers the communal grounds maintenance.

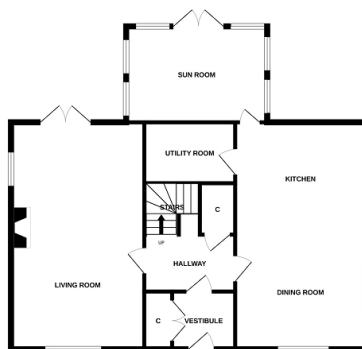
### Council Tax

Band F

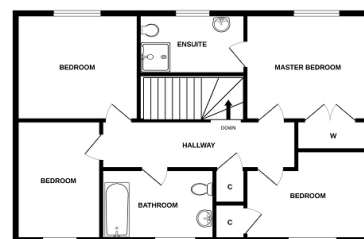
### Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk

