

44 Stornoway Drive
Westercraigs, Inverness, IV3 8GD

Offers Over £270,000





Overview

- Immaculate detached 3 bedroomed family home
- Situated in desirable development of Westerbraigs
- Modern open plan layout
- Enclosed rear garden, private parking
- Walking distance to local schools, close to bus route
- EPC Band C



Description

Beautifully presented 3 bedroom detached home, completed by Robertson Homes and finished to a high standard throughout. Situated at the end of a private row of houses, this spacious and stylish property is immaculately presented and will appeal to young professionals and families alike. The rooms are well proportioned and the layout works well for modern family living. The stylish and comfortable lounge is to the front of the property and is open plan with the kitchen/dining room. There are modern kitchen units with integrated appliances including a gas hob, electric double oven, extractor, and fridge/freezer and plumbing for washing machine. The dining area has ample space for a large table and 6 chairs and French doors opening out to the rear garden. Completing the ground floor accommodation is the WC. Upstairs there are 3 double bedrooms, all with fitted storage and the family bathroom. The principal bedroom has an ensuite shower room. There is double glazing and gas central heating throughout. The sunny rear garden is fully enclosed and mostly laid to lawn with a raised decking area and a timber garden shed which is included in the sale. A loc-block drive provides parking for 2 cars. This beautiful family home will appeal to the discerning buyer looking for a spacious, well presented property in a prime residential location.



Room Dimensions

Lounge (11' 9" x 21' 6") or (3.59m x 6.56m)

Kitchen / Diner (13' 0" x 22' 0") or (3.95m x 6.70m)

Wc (6' 6" x 5' 8") or (1.98m x 1.72m)

Principal Bedroom (11' 0" x 13' 4") or (3.36m x 4.07m)

Principal Bedroom En Suite (6' 4" x 5' 7") or (1.94m x 1.70m)

Bedroom 2 (7' 11" x 10' 3") or (2.42m x 3.12m)

Bedroom 3 (7' 10" x 9' 1") or (2.39m x 2.77m)

Bathroom (6' 8" x 9' 11") or (2.03m x 3.01m)





Floor Area

110m2

Services

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

Extras

All fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances including gas hob, electric double oven, extractor, and fridge/freezer. Garden Shed. Items available under separate negotiation.

Maintenance Charges

There is a factoring fee of £10 per month for the maintenance of the communal areas.

Council Tax

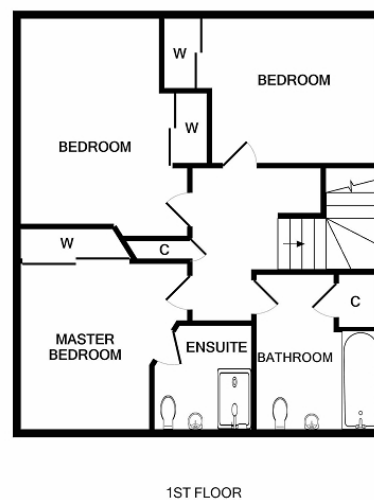
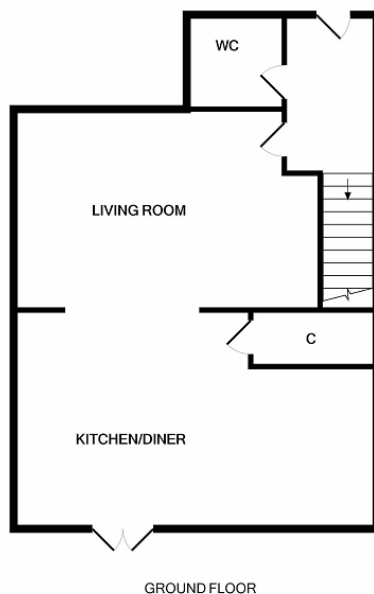
Band E

Tenure

Freehold

Entry

By mutual agreement.



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