

29 Darochville Place
Ness Castle, Inverness, IV2 6FG



Offers Over £385,000





Overview

- Fantastic 4 bedroom detached home in desirable new development
- Beautifully presented and in immaculate condition
- Lounge, kitchen/diner, garden room, WC, utility cupboard
- 4 bedrooms, principal with ensuite, jack'n'jill shower room, family bathroom
- Sunny enclosed rear garden with decking area, garage and driveway
- EPC Band C



Description

Fantastic opportunity to purchase a stylish, detached villa located in the newly established development of Ness Castle. Built by Robertson Homes to their 'Everett Garden Room' design this immaculate home has been finished to a high standard and is in walk in condition. The rooms are all generously proportioned and the decor has a contemporary and neutral finish and will appeal to many. On the ground floor is the lounge which benefits from a stylish media wall with storage and large windows overlooking the front of the property. The spacious kitchen/diner/garden room really is the heart of the home and provides a fantastic space for living and entertaining. The sleek kitchen has ample storage with good work top space and comes with top of the range integrated appliances including electric oven, gas hob, extractor, fridge/freezer and dishwasher. The dining area has ample room for a dining table with 8 chairs and leads into the impressive garden room which overlooks the rear garden with French doors that open on to the patio. There is a utility cupboard which allows for appliances and provides extra storage. Completing the ground floor accommodation is a useful WC. Upstairs there are 4 good sized double bedrooms and the family bathroom. The spacious principal bedroom benefits from a modern ensuite shower room and double fitted wardrobes. Bedroom 2 also benefits from fitted storage and shares a jack 'n' jill shower room with bedroom 3. There is good storage throughout including utility cupboard and the integral garage. The property benefits from double glazing, perfect fit blinds and gas central heating. The fully enclosed rear garden is mostly laid to lawn with a lovely patio area. A block paved drive leading to the integral garage provides parking for 2 cars. Fantastic family home in a desirable family area, early viewing essential!

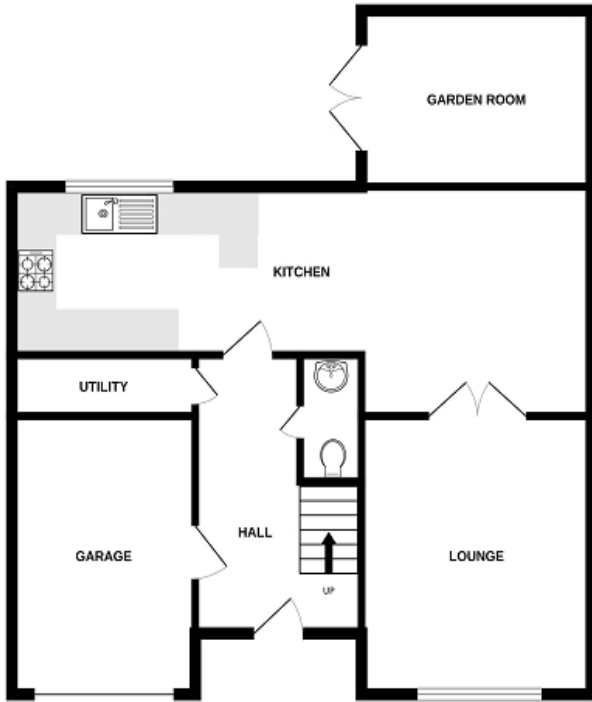


Room Dimensions

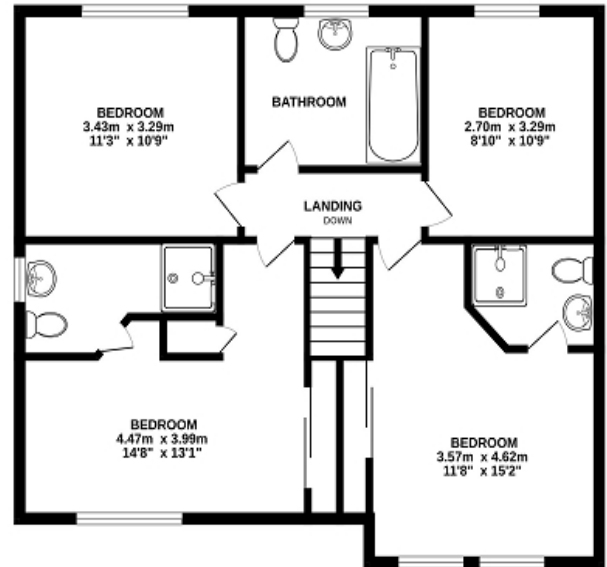
Lounge	(14' 8" x 12' 8") or (4.48m x 3.87m)
Kitchen	(13' 1" x 8' 10") or (4.00m x 2.69m)
Dining Area	(12' 2" x 10' 3") or (3.70m x 3.12m)
Garden room	(13' 1" x 11' 11") or (3.99m x 3.63m)
Utility Room	(8' 11" x 5' 7") or (2.72m x 1.71m)
WC	(8' 2" x 3' 6") or (2.50m x 1.07m)
Principal Bedroom	(14' 0" x 11' 3") or (4.26m x 3.43m)
Principal Bedroom En Suite	(9' 4" x 6' 10") or (2.85m x 2.08m)
Bedroom 2	(15' 0" x 10' 7") or (4.57m x 3.22m)
Jack N Jill Ensuite	(15' 7" x 3' 11") or (4.74m x 1.19m)
Bedroom 3	(17' 8" x 8' 10") or (5.39m x 2.70m)
Bedroom 4	(11' 3" x 8' 10") or (3.44m x 2.70m)
Bathroom	(9' 0" x 6' 10") or (2.74m x 2.08m)



GROUND FLOOR



1ST FLOOR

**Floor Area**154m²**Services**

Flogas, electricity, water and drainage. Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings, including light fittings. Curtains, curtain poles and window blinds. Integrated gas hob, electric oven, extractor, fridge/freezer and dishwasher.

Maintenance Charges

There will be a factoring charge of approximately £140 per annum for the maintenance of the communal areas within the development.

Council Tax

Band D

Tenure

Freehold

Entry

By mutual agreement.

**Tel: 01463 233218**

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