

5 Eilean Donan Road, Ness Castle

Inverness, IV2 6EJ



Offers Over £340,000





Overview

- Spacious 4 bedroom detached family villa in Ness Castle
- Beautifully presented and in immaculate condition
- Lounge, kitchen/diner/family room, WC, utility
- 4 double bedrooms, ensuite, office, bathroom
- Generous, sunny rear garden, garage and driveway
- EPC Band B



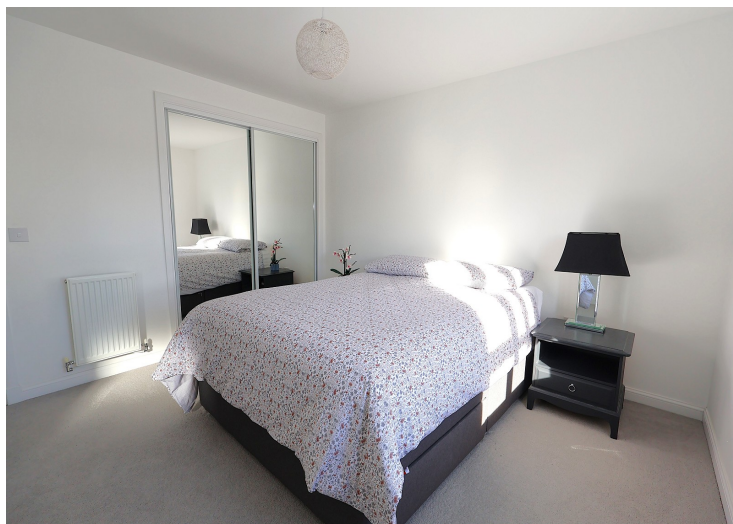
Description

Fantastic opportunity to purchase a spacious, detached villa located in the established development of Ness Castle. Built by Barratt Homes to their Balmoral design this immaculate house has been finished to a high standard and is in walk in condition throughout. The rooms are all generously proportioned with neutral decor which will appeal to young families. The bright lounge has a window overlooking the front allowing plenty of natural light. The spacious kitchen/diner/family room provides ample storage with excellent work top space and comes with integrated appliances including a gas hob, electric oven, extractor, fridge/freezer and dishwasher. The dining area has ample room for a dining table and 6 chairs with patio doors which open into the private back garden. Completing the ground floor accommodation is a useful office, utility room and WC. Upstairs offers 4 well appointed double bedrooms and the family bathroom. The principal bedroom has fitted wardrobes and a modern ensuite shower room. There is double glazing throughout and gas central heating. The generously appointed rear garden backs onto woodlands, it is fully enclosed and laid to lawn with a patio area. The drive has parking for 2 cars and leads to the detached garage. This impressive property is a fantastic purchase for those wanting an easy to maintain, stylish home in a modern development.



Room Dimensions

Lounge	(12' 4" x 15' 11") or (3.75m x 4.86m)
Kitchen / Diner / Family	(9' 0" x 27' 11") or (2.75m x 8.52m)
Office	(8' 0" x 5' 9") or (2.45m x 1.75m)
Utility Room	(5' 8" x 7' 11") or (1.72m x 2.42m)
WC	(4' 8" x 8' 0") or (1.42m x 2.45m)
Principal Bedroom	(11' 7" x 12' 5") or (3.52m x 3.78m)
Principal Ensuite	(5' 11" x 5' 9") or (1.81m x 1.76m)
Bedroom 2	(11' 6" x 13' 7") or (3.50m x 4.15m)
Bedroom 3	(10' 8" x 11' 3") or (3.24m x 3.43m)
Bedroom 4	(10' 1" x 9' 2") or (3.07m x 2.79m)
Bathroom	(7' 5" x 5' 8") or (2.26m x 1.72m)





Extras

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

Services

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

Floor Area

129m²

Maintenance Charges

The factoring fee is approximately £16 per month, which is payable for the maintenance of the communal areas within the development.

Council tax

Band F

Viewing

To view this property please contact Emma on 07850 407884 or 01463 233218.



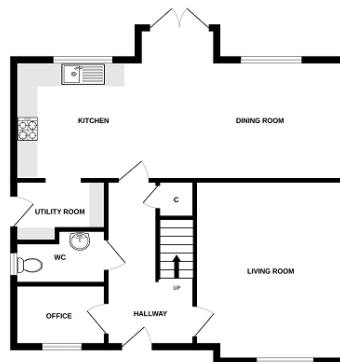
Tel: 01463 233218

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

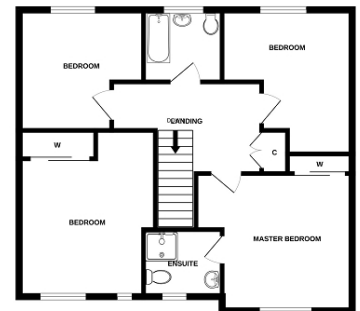
info@tailormademoves.co.uk

www.tailormademoves.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are described and no guarantee as to their operability or efficiency can be given.
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