

# 5 Kilravock Gardens

Ness Castle, Inverness, IV2 6EN

**Offers Over £295,000**







## Overview

- Fantastic 4 bedroom detached villa in Ness Castle
- Immaculately presented and in walk in condition
- Lounge, kitchen/diner, utility, WC
- 4 bedrooms, 1 ensuite shower room, family bathroom
- South facing landscaped rear garden, garage, driveway for 2 vehicles
- EPC Band C



## Description

Fantastic opportunity to purchase a modern 4 bedroomed family villa, located in the established and sought after Ness Castle development. The setting is perfect, being situated only a short drive from Loch Ness, while still close to Inverness city. Built by Barratt Homes in 2017 to their Fernie design, this immaculate family home is in walk-in condition throughout, appealing to young couples and families alike. There is a good size lounge with a large window overlooking the front allowing plenty of natural light to flood the room. The open plan kitchen/diner has a modern finish with ample storage and work surface and includes integrated gas hob, electric oven, extractor and dishwasher. In the dining area there is plenty of space for a dining table and 6 chairs and has a feature boxed bay window with French doors opening into the rear garden. A useful utility room and WC completes the accommodation on the ground floor. Upstairs offers 4 bedrooms and the family bathroom. Two of the bedrooms benefit from fitted wardrobes and the master has a modern ensuite shower room. There is double glazing and gas central heating throughout. The landscaped rear garden is south facing and is mostly laid to lawn with a patio area well placed to catch the sun throughout the day. To the front there is a drive with parking for 2 cars leading to an integral single garage. This impressive property is a fantastic purchase for those wanting an easy to maintain, stylish home in a modern development.



## Room Dimensions

**Lounge** (11' 6" x 14' 5") or (3.50m x 4.40m)

**Kitchen / Diner** (14' 10" x 10' 5") or (4.53m x 3.17m)

**Utility Room** (6' 9" x 5' 6") or (2.06m x 1.67m)

**Wc** (2' 8" x 6' 9") or (0.81m x 2.06m)

**Principal Bedroom** (10' 10" x 9' 11") or (3.31m x 3.03m)

**Principal Bedroom En Suite** (7' 1" x 3' 10") or (2.16m x 1.18m)

**Bedroom 2** (8' 11" x 13' 0") or (2.72m x 3.97m)

**Bedroom 3** (9' 3" x 11' 11") or (2.81m x 3.63m)

**Bedroom 4** (7' 7" x 12' 2") or (2.31m x 3.70m)

**Bathroom** (7' 3" x 6' 5") or (2.21m x 1.95m)







#### Floor Area

105m<sup>2</sup>

#### Services

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

#### Maintenance Charges

A factoring fee of approximately £15.30 per month is payable to PMC Property for the maintenance of the communal areas within the development.

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated gas hob, electric oven, extractor and dishwasher. Washing machine.

#### Council Tax

Band E

#### Entry

By mutual agreement.



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