

# 11 Darochville Place

Ness Castle, Inverness, IV2 6FG

**Fixed Price £237,000**







## Overview

- Fantastic 3 bedroom end terrace in desirable development
- Beautifully presented and in immaculate condition
- Lounge, kitchen/diner, utility, WC, 3 bedrooms, ensuite, bathroom
- Ideal for first time buyers, young families or investors
- Enclosed rear garden with patio area, allocated parking for 2 cars
- EPC band C



## Description

Fantastic opportunity to purchase a stylish, end terrace villa located in the established development of Ness Castle. Built by Robertson Homes, this immaculate house has been finished to a high standard and is in walk in condition. On the ground floor the well proportioned lounge attracts a large degree of natural light due to the front aspect windows. The modern kitchen enjoys good work top space and offers integrated appliances including a gas hob, electric oven, extractor and fridge/freezer. There is ample space for a dining table and chairs, with french doors opening to the rear garden. Continuing the ground floor is a useful utility room and WC. Upstairs there are 3 bedrooms and the family bathroom. The master bedroom benefits from triple integrated wardrobes with an additional storage cupboard and stylish ensuite shower room. Completing the upstairs accommodation is the family bathroom furnished with WC, bath with overhead mains fed shower and heated towel rail. The property benefits from double glazing and gas central heating throughout with supplementary EV solar panels. The low maintenance rear garden is fully enclosed and mostly laid to lawn, with a patio area and garden shed. To the front of the property allocated parking can be found for two cars. This beautifully presented home will appeal to the discerning buyer looking for an immaculate property truly in walk in condition. Early viewing is essential.



## Room Dimensions

Lounge	(15' 3" x 11' 10") or (4.64m x 3.60m)
Kitchen / Diner	(12' 0" x 11' 1") or (3.67m x 3.39m)
Utility Room	(4' 0" x 5' 9") or (1.22m x 1.74m)
Wc	(5' 10" x 3' 11") or (1.79m x 1.19m)
Principal Bedroom	(11' 10" x 8' 7") or (3.61m x 2.62m)
Principal Bedroom En Suite	(6' 8" x 6' 8") or (2.04m x 2.04m)
Bedroom 2	(11' 1" x 7' 9") or (3.39m x 2.36m)
Bedroom 3	(7' 4" x 7' 6") or (2.24m x 2.28m)
Bathroom	(8' 1" x 5' 3") or (2.47m x 1.61m)







### Floor Area

80m2

### Extras

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

### Services

LPG gas, electricity, water and drainage. Telephone and broadband.

### Maintenance Charges

There will be a factoring charge of approximately £15 per month for the maintenance of the communal areas within the development.

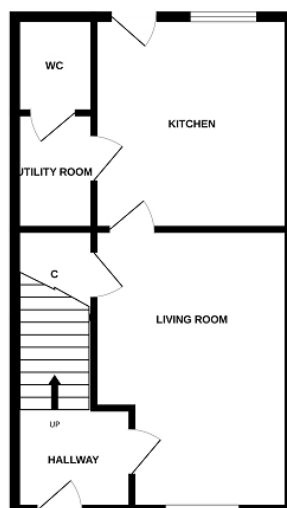
### Council Tax

Band D

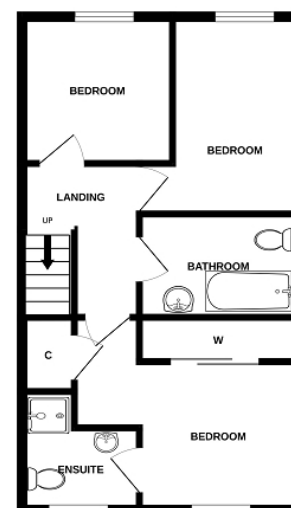
### Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

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

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