

3 Dornoch Road

Ness Castle, Inverness, IV2 6EQ

Offers Over £360,000





Overview

- Spacious 4 bedroom detached family villa in Ness Castle
- Beautifully presented and in immaculate condition
- Lounge, kitchen/diner, utility room, WC
- 4 double bedrooms, two ensuites, family bathroom
- Sunny enclosed rear garden, garage and driveway for two cars
- 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 'Drummond' 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 modern decor including new oak doors which will appeal to young families. The bright lounge has windows on dual aspects allowing plenty of natural light. The spacious kitchen/diner 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 comfortably accommodates a large dining table and 6 chairs, with patio doors which open into the private back garden. Completing the ground floor accommodation is a useful utility room and WC. Upstairs offers 4 well appointed double bedrooms, two with ensuite 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 rear garden backs onto woodland, is fully enclosed and laid to lawn, with a shed to the side of the house. There is a large patio and raised decking areas for al fresco dining. The drive has parking for 2 cars and leads to the integral garage. This impressive property is a fantastic purchase for those wanting an easy to maintain, stylish home in a modern development.



Room Dimensions

Lounge	(19' 8" x 11' 0") or (5.99m x 3.36m)
Kitchen / Diner	(21' 1" x 14' 11") or (6.42m x 4.55m)
Utility Room	(8' 5" x 5' 8") or (2.56m x 1.73m)
Wc	(5' 8" x 3' 7") or (1.73m x 1.10m)
Principal Bedroom	(13' 5" x 11' 0") or (4.10m x 3.36m)
Principal Bedroom En Suite	(6' 11" x 6' 1") or (2.10m x 1.85m)
Bedroom 2	(11' 5" x 11' 0") or (3.47m x 3.36m)
Bedroom 2 En Suite	(6' 9" x 5' 8") or (2.05m x 1.72m)
Bedroom 3	(13' 7" x 8' 2") or (4.14m x 2.49m)
Bedroom 4	(11' 1" x 8' 4") or (3.38m x 2.53m)
Bathroom	(7' 1" x 6' 4") or (2.15m x 1.92m)
Study Area	(6' 11" x 6' 4") or (2.10m x 1.92m)





Floor area

142m²

Services

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

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. Garden shed.

Maintenance Charges

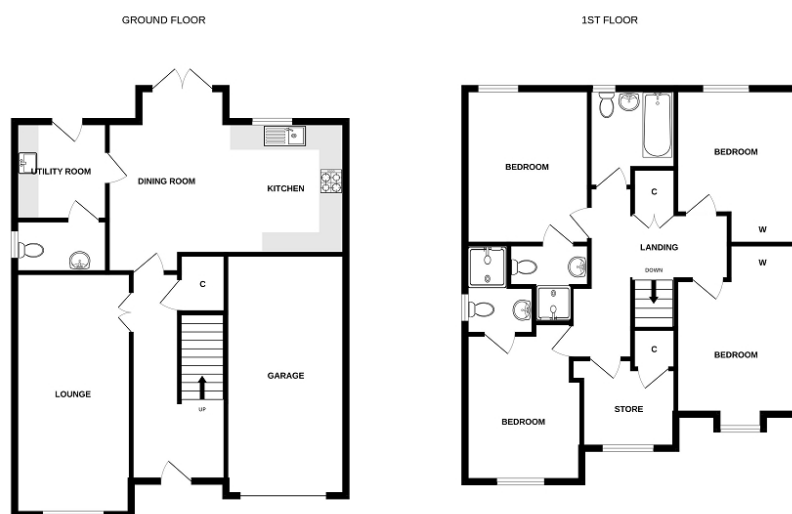
The factoring fee is approximately £16 per month, which is payable for the maintenance of the communal areas within the development.

Council Tax

Band F

Entry

By mutual agreement.



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