

# 24 Carriers Croft, Lewiston

Drumnadrochit, Inverness, IV63 6AG

**Offers Over £320,000**







## Overview

- Immaculate, recently built detached villa in sought after location
- Stunning open-plan lounge/kitchen/diner with French doors to garden
- Additional lounge, modern kitchen with integrated appliances, utility room and WC
- Four double bedrooms, principal with en suite shower room, family bathroom
- Enclosed garden, integral garage, driveway for two cars, air source heat pump for efficient heating
- EPC band C



## Description

An exceptional opportunity to acquire a recently built, detached four-bedroom family home, situated in the desirable village of Drumnadrochit. This impressive property is presented in immaculate condition and offers contemporary living with a focus on space and style. Perfect for families seeking a modern and energy-efficient home in a picturesque location. Step inside to discover a bright and airy open-plan lounge/kitchen/diner, the heart of this wonderful home. This sociable space features a modern fitted kitchen with integrated appliances including a fridge, induction hob, electric oven, and dishwasher. French doors seamlessly connect this area to the rear garden, creating an ideal flow for entertaining and family life. A practical utility room equipped with a washing machine and door to the outside, adds further convenience. There is a versatile additional lounge/snug, which could also serve perfectly as a home office. Completing the ground floor is a stylish WC. Upstairs, you will find four well-proportioned double bedrooms, providing ample space for a growing family or visiting guests. The principal bedroom benefits from a luxurious en suite shower room, offering a private sanctuary. A contemporary family bathroom serves the remaining bedrooms. To the rear of the property is the enclosed, level garden for easy maintenance and to the front is the driveway for 2 cars, and an integral garage providing convenient off-street parking and storage solutions. The property benefits from an energy-efficient air source heat pump, ensuring comfortable living throughout the year.



## Room Dimensions

|                            |                                      |
|----------------------------|--------------------------------------|
| Lounge                     | (16' 1" x 14' 6") or (4.90m x 4.41m) |
| Lounge/Kitchen/Dining Room | (25' 9" x 15' 0") or (7.85m x 4.57m) |
| Utility Room               | (5' 7" x 3' 11") or (1.71m x 1.20m)  |
| Principal Bedroom          | (16' 6" x 11' 5") or (5.02m x 3.49m) |
| Principal Bedroom En Suite | (6' 6" x 3' 11") or (1.98m x 1.20m)  |
| Bedroom 2                  | (9' 1" x 13' 5") or (2.78m x 4.10m)  |
| Bedroom 3                  | (7' 4" x 9' 10") or (2.23m x 3.00m)  |
| Bedroom 4                  | (8' 8" x 9' 10") or (2.63m x 3.00m)  |
| Family Bathroom            | (8' 4" x 5' 7") or (2.53m x 1.70m)   |







#### Extras

Included in the sale are all integrated kitchen appliances (fridge, induction hob, electric oven, dishwasher), the washing machine in the utility room, and fitted floor coverings.

#### Services

Mains electricity, water, and drainage. Telephone and broadband services available. Air source heat pump central heating.

#### Maintenance Chargers

There is a fee of £15 per month for the maintenance of the communal areas within the development.

**Council Tax**  
Band C

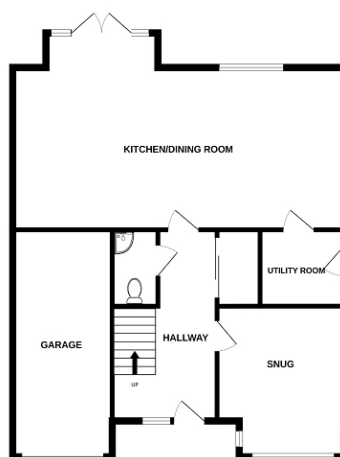
**Tenure**  
Freehold

**Floor Area**  
122m<sup>2</sup>

#### Viewing

To arrange a viewing of this property please contact Travis on 07402 405946 or 01463 233218

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

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