

29 Varrich Crescent

Ness Castle, Inverness, IV2 6HW

Offers Over £215,000



- Semi detached property in prime location
- Sought after Ness Castle Primary catchment area
- Lounge, kitchen/diner, utility, 3 bedrooms, bathroom, WC
- Enclosed garden and 2 designated parking spaces
- Ideal for first time buyers or young families
- EPC band B

Beautifully presented throughout, this three-bedroom semi-detached home is set within the highly desirable Ness Castle development, offering modern family living in a peaceful yet convenient location. The property features a bright and welcoming lounge, enhanced by a charming wood panelling feature wall, creating a warm and stylish focal point. The modern kitchen is fitted with an integrated gas hob, electric oven, and extractor, with a freestanding fridge/freezer included. Off the kitchen, there is a useful utility room with a washing machine and access to a contemporary WC. French doors open from the kitchen to the private rear garden, perfect for relaxing or entertaining. Upstairs, there are two generous double bedrooms and a further single bedroom, ideal as a child's room, home office, or guest space. A modern family bathroom completes the accommodation. There is gas central heating, and double glazing throughout, ensuring comfort and efficiency year-round. Externally, the property benefits from two designated parking spaces. This is a fantastic opportunity to secure a beautifully maintained home in a popular, family-friendly area close to schools, parks, and local amenities. Early viewing is highly recommended.

Lounge	(13' 11" x 10' 2") or (4.25m x 3.11m)
Kitchen	(9' 9" x 12' 0") or (2.98m x 3.66m)
Utility Room	(3' 5" x 6' 6") or (1.05m x 1.98m)
Wc	(6' 1" x 3' 9") or (1.85m x 1.14m)
Bedroom 1	(10' 6" x 11' 10") or (3.21m x 3.60m)
Bedroom 2	(6' 11" x 11' 1") or (2.12m x 3.38m)
Bedroom 3	(7' 7" x 7' 9") or (2.30m x 2.35m)
Bathroom	(6' 5" x 6' 1") or (1.95m x 1.85m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor. Free standing fridge/freezer and washing machine.

Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Factoring Fee

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

Council Tax

Band C

Floor Area

68m²

Entry

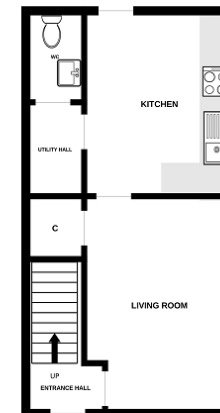
By mutual agreement

Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing



GROUND FLOOR



1ST FLOOR



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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