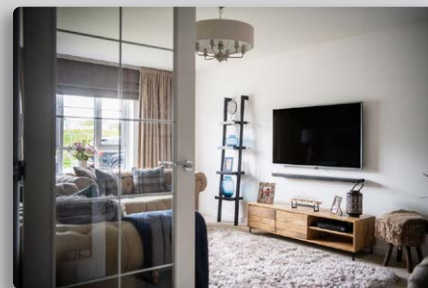


51 Eilean Donan Road, Inverness, IV2 6EJ



£315,000 Offers Over

Type: Detached

Availability: For Sale

Bedrooms: 4

Bathrooms: 4

Reception Rooms: 2

Full Details

Fantastic opportunity to purchase an extended 4 bedroom detached family home in the sought after residential development of Ness Castle, Inverness. The location is perfect, just a short drive to Loch Ness and within 3 miles of Inverness City Centre. This bright and very spacious family home was built in 2017 by Barratt Homes to their 'Drummond' design and has been tastefully decorated and really is in show house condition. The property has been extended at the rear with a stunning second lounge/family room with French doors leading into the rear garden. The property itself is finished to a very high standard throughout and with its well-proportioned rooms this property will appeal to many. This family home is in walk in condition and benefits from gas central heating and double glazing.

Downstairs has a good-sized lounge, open plan kitchen/diner, extended family room, utility room, WC and storage space. The stylish kitchen comes with integrated appliances which include gas hob, electric oven, extractor fan, fridge/freezer and dishwasher. An adjoining dining area comes with ample space for a dining table with 8 chairs. The ground floor really has a spacious feel, and this is brought to the forefront by the luxurious extended family room which benefits from French doors which streams natural light throughout the day. A useful utility room can be found off the kitchen which has an integrated microwave as well as ample space for a washing machine and dishwasher. There is also a WC which completes the accommodation on the ground floor.

Upstairs, there are 4 stunning double bedrooms of which 2 benefit from en-suite shower rooms. There is a very useful study/office room which could be used for working from home. Completing the accommodation on the first floor is the beautiful, modern family bathroom with shower over bathtub. Outside, the impressive rear garden is fully enclosed and boasts a lovely decking area for relaxing and also an elevated area. The lawn is in exceptional condition and would be very easy to maintain. To the front of the property there is a driveway with space for 2 vehicles which leads into the single integral garage.

Overall, this lovely property in immaculate condition would be an ideal purchase for those looking for a quality family home in walk in condition.

Property Location: The property is set in a prime location close to the South Loch Ness trail with woodland surrounding the property but also having excellent local amenities nearby. Inverness City Centre is just 3 miles away from the property and Loch Ness just 4 miles away so you can enjoy the best of both worlds. Primary Schooling can be found at Holm Primary and Secondary at Inverness Royal Academy although there is plans to build a new primary school in the Ness Castle development. The Southern Distributor Road allows easy access around the city. Local amenities include Tesco, garage, convenience store and Post Office all within a very short walk.

Council Tax: Band F. EPC: Band B.

Extras: All fitted floor coverings, fixtures and fittings. Fitted window blinds. All integrated appliances including gas hob, electric oven, extractor fan, fridge/freezer, dishwasher and microwave. **Services:** Mains gas, electricity, water and drainage. Telephone, broadband and satellite.

Entry: TBC. Viewings: Direct with Smart Moves.

Room Measurements: Lounge - 5.981m x 3.428m. Kitchen/Diner - 6.459m x 3.792m. Extension - 3.927m x 3.663m. Utility Room - 2.385m x 1.753m. WC - 1.766m x 1.313m. Master Bedroom - 4.366m x 3.183m / En suite - 2.118m x 2.096m. Bedroom 2 - 3.503m x 3.415m / En suite - 2.122m x 1.718m. Bedroom 3 - 4.616m x 2.704m. Bedroom 4 - 3.426m x 2.568m. Study Room - 2.320m x 1.930m. Bathroom - 2.362m x 2.126m

Property Features

- ✓ Extended 4 bedroom family home
- ✓ Sought after Ness Castle area of Inverness
- ✓ Tastefully decorated throughout
- ✓ Extended 2nd family room
- ✓ Driveway with integral garage
- ✓ 4 bedrooms with 2 en-suites

[More Photos on following page](#)

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