



## 44 TARRADALE PLACE INVERNESS, IV2 6FZ

£245,000

Welcome to Tarradale Place in the charming Ness Castle area of Inverness! This delightful semi-detached house boasts a warm and inviting atmosphere that is perfect for families or those looking for a peaceful retreat.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. The property features three generous bedrooms, offering plenty of space for a growing family or for guests to stay over.

Located in the picturesque Ness Castle area, you'll enjoy the tranquillity of the surroundings while still being within easy reach of local amenities and schools. Whether you fancy a leisurely stroll along the River Ness or a quick drive into the city centre, this location offers the best of both worlds.



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# 44 TARRADALE PLACE

- STUNNING 3 BEDROOM SEMI DETACHED • POPULAR AREA OF NESS CASTLE • STYLISH KITCHEN • SPACIOUS LOUNGE • NESS CASTLE PRIMARY SCHOOL NEARBY • PEACEFUL AND TRANQUIL NEIGHBOURHOOD • 2 ALLOCATED CAR PARKING SPACES • EN SUITE PRINCIPAL BEDROOM • COUNCIL TAX BAND D • EPC BAND B



Welcome to Tarradale Place in the charming Ness Castle area of Inverness! This delightful semi-detached house boasts a warm and inviting atmosphere, perfect for entertaining guests or simply relaxing with your loved ones.

With 3 bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The 2 bathrooms ensure convenience and comfort for the family, making busy mornings a breeze.

Nestled in a tranquil neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life. The semi-detached style provides a sense of community while still offering privacy and independence. The Ness Castle Primary School is also located nearby so an ideal property for young families.

Don't miss the opportunity to make this house your home in the picturesque surroundings of Ness Castle. Book a viewing today and envision the endless possibilities this property has to offer! Contact the agent direct on 07402405946

Ness Castle is situated just three miles from the city centre of Inverness. There are excellent local

amenities and services, including a Tesco supermarket and filling station and a convenience store and Post Office. The Southern Distributor Road is very close, allowing easy access to Raigmore Hospital, Beechwood Business Park, Northern Constabulary Headquarters, Inshes Retail Park, LifeScan and The UHI Campus. Schooling is available at the nearby Ness Castle primary school with secondary pupils attending Inverness Royal Academy. A regular bus service to and from the city centre is routed close by. Inverness city centre offers extensive shopping leisure and entertainment facilities along with excellent road rail and air links to the South and beyond.

Council Tax Band D  
EPC Band B  
Double Glazed Throughout  
Gas Central Heating System

Home Report Available on our website - [www.homesweethomemoves.co.uk](http://www.homesweethomemoves.co.uk)

Viewing By Appointment Through Home Sweet Home, please call Travis direct on 07402 405 946


Any offers should be submitted in Scottish legal form to

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

## 44 TARRADALE PLACE





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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