



47 EILEAN DONAN ROAD
INVERNESS, IV2 6EJ

£290,000

Discover a stunning detached property offering spacious living. Enjoy a large reception room leading to a modern kitchen with dining space and garden access. Four comfortable bedrooms, one with an en suite, provide ample accommodation. Outside, relax in the landscaped garden with a hot tub area. Don't let this opportunity slip away to own your dream home.



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47 EILEAN DONAN ROAD

- 4 BEDROOM DETACHED HOUSE • DRIVEWAY AND GARAGE • LANDSCAPED REAR GARDEN WITH HOT TUB AREA • POPULAR AREA OF NESS CASTLE • EN SUITE • STYLISH KITCHEN • SPACIOUS ROOMS THROUGHOUT • COUNCIL TAX BAND E • EPC BAND C



Presenting a perfect opportunity to acquire this immaculate detached property. Boasting a sleek and stylish design, this home has been meticulously maintained, promising a high standard of living for potential homeowners.

The heart of the home comprises a generously proportioned reception room, offering a welcoming space for relaxation and entertainment. The layout flows seamlessly into the modern kitchen, fully equipped with space for dining and doors leading to the rear garden.

The property features four well-appointed bedrooms, each offering ample space and one featuring an en suite. There is also a family bathroom and a WC. Landscaped rear garden with hot tub area and decking.

It's an opportunity not to be missed. Make your dream home a reality with this immaculate detached property.

The property is located at the Ness Castle about three miles out of central Inverness. Nearby amenities include a Tesco supermarket and filling station at Dores Road, a convenience store and Post Office and outlet stores at Pringles Weavers. Primary

Pupils attend nearby Holm Primary and Lochardil Primary School. and Secondary Pupils attend the newly built Inverness Royal Academy. The Southern Distributor Road is close by, allowing easy access to Raigmore Hospital, Beechwood Business Park, Northern Constabulary Headquarters, Inshes Retail Park, Fairways Business Park, and access to the A9. A regular bus service to and from the City Centre is routed close by and 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 E
EPC Band C
Gas Central Heating
Double Glazed Throughout

The hot tub is available by separate negotiation
Please note the seller is removing washing machine and freezer so these will not be included in the sale.

Home Report Available By Contacting
hello@homesweethomemoves.co.uk

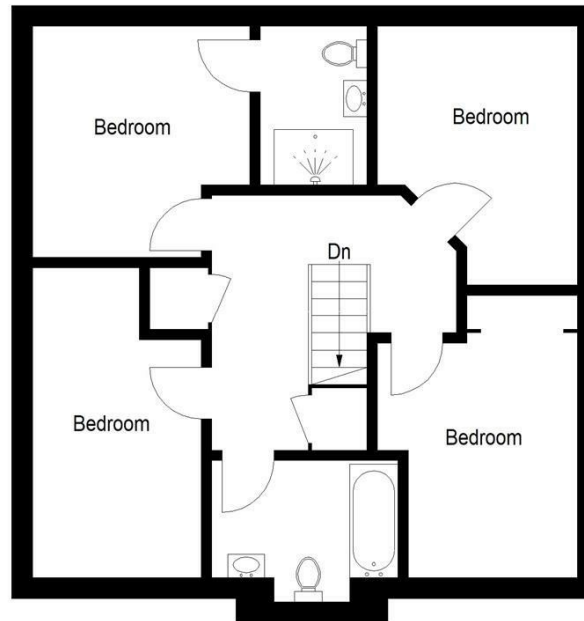
Entry Is By Mutual Agreement
Viewing By Appointment Through Home Sweet Home on 01463 710 151

47 EILEAN DONAN ROAD





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1081651 / Ref:88033)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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