



## 59 COILTIE CRESCENT INVERNESS, IV63 6TR

£229,950

GREAT NEW REDUCED PRICE. Charming 3-bedroom semi detached bungalow in Drumnadrochit featuring spacious bedrooms, a modern bathroom, stylish kitchen, driveway parking with a detached garage, and a beautiful garden sitting on a corner plot. Enjoy a serene lifestyle in a picturesque village near Loch Ness. Contact us to view your new home today!



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# 59 COILTIE CRESCENT

- FANTASTIC THREE BEDROOMED SEMI DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- IDEAL FAMILY HOME
- PRIVATE REAR GARDEN SITTING ON A CORNER PLOT
- DETACHED GARAGE
- OUTBUILDING SUITABLE FOR HOME OFFICE OR GYM
- LOUNGE WITH SPACE FOR DINING
- POPULAR VILLAGE OF DRUMNADROCHIT
- CONTACT US TODAY TO ARRANGE YOUR VIEWING
- EPC BAND D



Welcome to your new home in the picturesque village of Drumnadrochit! This delightful 3-bedroom semi detached bungalow offers a perfect blend of comfort, style, and convenience.

## Key Features:

**Three Generous Bedrooms:** Each bedroom provides ample space, ensuring a restful retreat for every family member. The rooms are filled with natural light, creating a warm and inviting atmosphere.

**Modern Bathroom:** The sleek, contemporary bathroom is designed with high-quality fixtures and finishes, to include a bath and separate shower enclosure.

**Stylish Kitchen:** The heart of the home, this modern kitchen boasts top-of-the-line appliances, and plenty of counter space. From here there is access to the rear garden and feature patio area.

**Driveway Parking and Garage:** With a spacious driveway and a secure garage. The garage also offers additional storage space.

**Beautiful Rear Garden:** Step outside to your own private oasis. The beautifully landscaped rear garden is ideal for relaxing, gardening, or hosting outdoor

gatherings. There is also a wooden outbuilding that the current owner utilises as a home office space.

Located in the charming village of Drumnadrochit, this home provides a serene countryside lifestyle while still being close to local amenities. Enjoy the stunning surroundings, including nearby Loch Ness, and the vibrant community spirit of this Highland village.

Don't miss the opportunity to make this wonderful house your new home. Contact us today to schedule a viewing!

The property is located in an elevated position in Drumnadrochit, a picturesque highland village famous for its close proximity to "Loch Ness", and close to Urquhart Castle. Drumnadrochit is approximately fourteen miles west of the Highland capital of Inverness on the main A82 trunk road. In the village and surrounding areas there are many facilities and amenities, which include both primary and secondary schools, churches, shops, a medical centre, pharmacy, hotels, restaurants, village hall, garage, a number of guest houses, campsite and tourist information centre. In and around the village there are many paths to walk and enjoy the beautiful scenery and experience country living with a short commuting distance to and from Inverness which

offers all the benefits of city living and has excellent road, rail and air links to various further afield destinations.

Council Tax Band D

EPC Band C

Double Glazing and Gas Central Heating

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

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

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.

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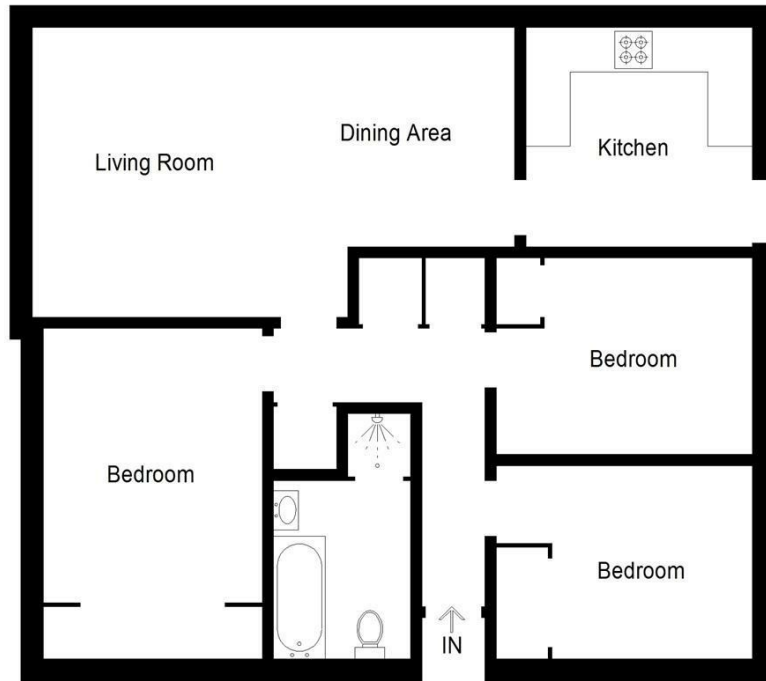


Illustration For Identification Purposes Only.  
Not To Scale (ID:1080999 / Ref:88014)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<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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