



**20 LOCHANDINTY ROAD**  
**INVERNESS, IV2 8AJ**

**£275,000**

Stylish 3-bedroom home featuring a master en suite, family bathroom, additional WC, open plan kitchen diner, and a cosy reception room. Perfect for families, this property combines modern convenience with a welcoming atmosphere in the charming village of Tornagrain. Ideal for comfortable and convenient living.



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# 20 LOCHANDINTY ROAD

- 3 BEDROOM SEMI DETACHED HOUSE • POPULAR AREA OF TORNAGRAIN • DRIVEWAY PARKING • STYLISH KITCHEN • EN SUITE • MODERN BATHROOM • SPACIOUS ROOMS THROUGHOUT • WOODLAND BACK DROP TO THE REAR • COUNCIL TAX BAND E • EPC BAND B



Welcome to 20 Lochandinty Road, a beautifully designed 3-bedroom family home located in the charming village of Tornagrain. This stylish property boasts a perfect blend of modern convenience and cosy living, making it an ideal residence for families and professionals alike.

## Key Features:

**Three Bedrooms:** Spacious and well-lit, the three bedrooms offer ample space for relaxation and rest. The master bedroom includes a luxurious en suite bathroom, providing a private sanctuary for the homeowners.

**Family Bathroom:** A well-appointed family bathroom caters to the needs of the household, featuring modern amenities and a sleek design.

**WC:** Conveniently located, the additional WC adds practicality for guests and daily living.

**Open Plan Kitchen Diner:** The heart of the home is the stylish open plan kitchen diner, perfect for entertaining and family meals. The kitchen is equipped with high-end appliances, ample storage, and elegant countertops, while the dining area provides a welcoming space for gatherings.

**Cosy Reception Room:** Adjacent to the kitchen diner, the cosy reception room offers a warm and inviting atmosphere. It's an ideal space for relaxing evenings, family time, or entertaining guests.

Situated in the picturesque and community-focused village of Tornagrain, 20 Lochandinty Road offers a peaceful yet connected lifestyle. With its proximity to local amenities, schools, and transport links, this property presents a fantastic opportunity for those seeking a harmonious blend of comfort and convenience.

Don't miss the chance to make this beautiful house your home. Schedule a viewing today and experience all that 20 Lochandinty Road has to offer!

Tornagrain is a charming new town that has been designed to recapture the essence of traditional Scottish villages. Tornagrain is located in the Highlands, just 8 miles east of Inverness. It's a new settlement designed to evoke the traditional Highland village, with distinctive Scottish architecture and a strong sense of community. The town has been developed using 21st-century principles of sustainable new urbanism, meaning that it has been designed to be pedestrian-friendly and encourage community interactions. That means you can enjoy a stroll around the town's streets, stopping in at the local shops and cafes to get a real feel for Tornagrain's unique character.

One of the highlights of Tornagrain is the beautiful rural setting. The town is surrounded by picturesque countryside, including rolling hills, forests, and streams. It's a great starting point for exploring the Scottish Highlands, with plenty of opportunities for hiking, cycling, and fishing nearby.

Many visitors are drawn to Tornagrain for its charming architecture. The town has been designed to reflect traditional Scottish styles, with many of the buildings featuring slate roofs, white-painted walls, and high chimneys. There are also nods to Scottish history and culture throughout the town, with plaques and statues commemorating famous Highlanders.

Although Tornagrain is a relatively new town, it has a strong sense of community. There are plenty of local events and activities taking place throughout the year, designed to bring residents together and create a welcoming atmosphere for visitors. From Highland games and ceilidhs to pop-up markets and festivals, there's always something going on in Tornagrain.

Finally, one of the most appealing aspects of Tornagrain is its peaceful serenity. Because it's a relatively new town, it hasn't yet been overrun with tourists. Instead, you can soak up the tranquility of the quiet streets, enjoy the stunning mountain views, and experience the calm pace of life in the Highlands. It's the perfect place to escape from the hustle and bustle of everyday life and recharge your batteries.

Tornagrain is a hidden gem in the Scottish Highlands that's well worth a visit. Whether you're looking to explore the beautiful countryside, learn more about Scottish history and culture, or simply relax and recharge your batteries, there's something for everyone in this charming new town.

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

Home Report Available By Contacting:

Viewing By Appointment Through Home Sweet Home on

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.

## 20 LOCHANDINTY ROAD





Illustration For Identification Purposes Only. Not To Scale (ID:1087889 / Ref:88197)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	84
(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>			
Not energy efficient - higher running costs			
<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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