



16 ERISKAY ROAD
INVERNESS, IV2 3LX

£385,000
FREEHOLD

Welcome to Eriskay Road, Inverness - a charming location for this stunning detached bungalow! This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five bedrooms and three bathrooms, there is ample space for the whole family to enjoy.



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16 ERISKAY ROAD

- Fantastic 5 Bedroom Bungalow • Highly Sought After Kingsmills Area • Spacious Lounge • Well Equipped & Stylish Kitchen / Family Room • Dining Room • Master Bedroom With Ensuite Shower Room • Family Bathroom And Additional Shower Room • Beautiful Gardens • Council Tax Band F • EPC Band C



Full Description

Experience comfortable living in the desirable Kingsmills area of Inverness. This superb five-bedroom bungalow at 16 Eriskay Road is ideal for families seeking space and convenience.

Highlights Include:

Inviting Lounge: A spacious lounge featuring a gas living flame fire, perfect for cosy evenings and entertaining.

Modern Kitchen & Family Room: A well-equipped kitchen flows into a bright family room, with French doors opening to a landscaped rear garden, ideal for indoor-outdoor living.

Dining Room: Suitable for both family meals and more formal occasions.

Five Bedrooms: Ample space for everyone, including a master bedroom with an ensuite shower room.

Main Bathroom: Features a spa bath for relaxation.

Shower / Utility Room: Adds extra convenience to this home.

Outdoor Space:

The garden to the front of the property has been chipped, providing parking for several vehicles. There are well stocked planted borders which provide an array of colour over the seasons. The private rear garden is laid to lawn and enjoys the sunshine throughout the day and into the evening - ideal for alfresco dining and entertaining or simply relaxing. There are 2 garden sheds.

Interested?

This home is available for viewing. Contact us today to schedule a visit and see 16 Eriskay Road for yourself.

Location

Eriskay Road is located in the highly sought after and rarely available Kingsmills area of Inverness. The property is within easy reach of local amenities, including the Kingsmills shopping precinct, which offers a deli, pharmacy, newsagents, barbers and a cafe. Primary and nursery schooling is available at Crown Primary School, with secondary students attending Millburn Academy. The city centre is a short drive or walk away and there is a regular bus service that runs to the city centre where a comprehensive range of amenities associated with city living can be found.

Additional Details

Council Tax Band F

EPC Band C

Double Glazed Throughout

Gas Central Heating - Gas Radiators and underfloor heating under hard floors

Home Report Available By Contacting:
hello@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

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.

Lounge

Kitchen

Family Room

Dining Room

Shower / Utility Room

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Bathroom

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

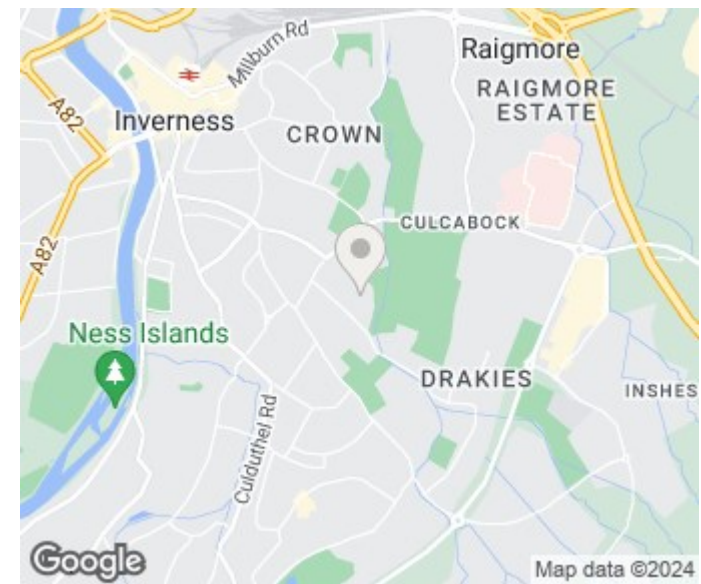
Floor Area – 1883.70 sq ft

Tenure – Freehold





Illustration For Identification Purposes Only. Not To Scale (ID:1089128 / Ref:88243)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(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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