



**101 EILEAN DONAN ROAD**  
**INVERNESS, IV2 6FJ**

**£338,000**  
**OFFERS OVER**

This stunning four-bedroom detached family home blends comfort, style, and practicality in a serene woodland setting. The spacious lounge and open-plan kitchen diner with modern fittings offer perfect spaces for relaxation and family gatherings, with French doors opening to a tranquil rear garden. A separate study provides an ideal home office, and a utility room includes a convenient downstairs WC. Upstairs, the principal bedroom features an en suite, while three additional bedrooms share a family bathroom. The picturesque rear garden offers a peaceful retreat, making this home an ideal blend of space, comfort, and nature.



**home sweet home**  
**estate agents**  
your local property experts

# 101 EILEAN DONAN ROAD

- 4 BEDROOM DETACHED HOUSE • DRIVEWAY AND GARAGE • SPACIOUS REAR GARDEN WITH WOODLAND BACKDROP • POPULAR AREA OF NESS CASTLE • EN SUITE • STYLISH KITCHEN • SPACIOUS ROOMS THROUGHOUT • BARRATTS CULLEN HOUSE TYPE • COUNCIL TAX BAND F • EPC BAND B



Welcome to this stunning four-bedroom detached family home, perfectly blending comfort, style, and practicality. Nestled in a serene setting with a beautiful woodland backdrop, this property offers a tranquil retreat while still being conveniently located for local amenities and transport links.

As you step inside, you are greeted by a spacious and inviting lounge, ideal for relaxing or entertaining. The heart of the home is the open-plan kitchen diner, which boasts modern fittings and ample space for family meals and gatherings. French doors open out into the rear garden, offering a seamless connection to the outdoors, perfect for alfresco dining or simply enjoying the peaceful woodland views.

The ground floor also features a separate study, providing the perfect workspace or home office, and a convenient downstairs WC located off the utility room, adding to the practicality of this well-designed home.

Upstairs, the principal bedroom is a true sanctuary, complete with its own en suite bathroom, ensuring privacy and luxury. Three additional generously sized bedrooms share a well-appointed family bathroom, offering plenty of space for a growing family or guests.

Outside, the rear garden provides a private and picturesque space to unwind, with the woodland backdrop creating a natural and calming environment. This home is not just a property but a lifestyle opportunity, offering space, comfort, and a connection to nature. Don't miss your chance to make it your own.

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 Ness Castle 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 F  
EPC Band B

Gas Central Heating  
Double Glazed Throughout

Home Report Available By Contacting  
[hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

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

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.

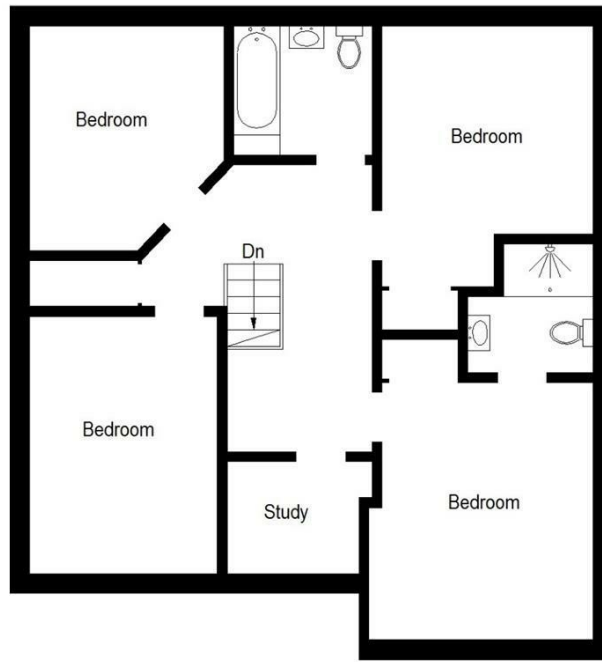


## 101 EILEAN DONAN ROAD





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1121934 / Ref:89170)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

Home Sweet Home Estate Agents  
 Inverness Sales  
 5 Bank Street  
 Inverness  
 IV1 1QY

01463 710151  
 hello@homesweethomemoves.co.uk  
 www.homesweethomemoves.co.uk

