

2 Earls Gate, Slackbuie, Inverness, IV2 6FF

Offers Over
£370,000







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- Impressive four-bedroom detached family home
- Stunning views across Inverness city and beyond
- Spacious front-facing lounge
- Kitchen/diner with impressive outlook
- Quality Ashley Ann kitchen with integrated Bosch appliances
- Principal bedroom with fitted wardrobes and contemporary en-suite
- Fourth bedroom, ideal for a home office or study
- Beautifully landscaped rear garden and summer house
- Driveway providing off-street parking for two cars

An excellent opportunity to purchase this impressive four-bedroom detached family home, offering spacious and well-proportioned accommodation, a thoughtfully designed layout ideal for modern family living and stunning views across Inverness city and beyond. The ground floor opens with a welcoming entrance hallway, leading to a spacious front-facing lounge, providing a comfortable and inviting space to relax. The heart of the home is the impressive kitchen/diner, which enjoys a wonderful outlook over the city and surrounding landscape, creating a lovely setting for both everyday family life and entertaining. The kitchen is fitted with a quality Ashley Ann range and complemented by integrated Bosch appliances, including a gas hob, double oven, extractor fan and dishwasher, together with an American-style fridge/freezer. A breakfast bar provides an informal seating area, perfect for casual dining and socialising. There is also ample space for a dining table, making this a fantastic sociable area for the whole family to enjoy. Off the kitchen/diner is a useful utility room, with a freestanding washing machine and space for a tumble dryer, and access to the integral garage. There is also a separate WC. The principal bedroom is a generous double room, benefiting from fitted wardrobes and a contemporary ensuite shower room. There are also two further double bedrooms, both benefiting from fitted wardrobes, together with a fourth, smaller bedroom, which would make an ideal home office, study or child's bedroom. Two useful hall cupboards provide additional storage. The family bathroom with shower over the bath completes the accommodation.

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Externally, the property enjoys beautifully landscaped gardens to the rear, providing an attractive outdoor space for relaxing and entertaining. A summer house further enhances the garden, offering a versatile space to enjoy throughout the year. To the front, the garden is laid to lawn, with a driveway providing off-street parking for two cars. The property benefits from gas central heating and double glazing throughout. Combining spacious family accommodation, an excellent layout, landscaped gardens and particularly impressive views across this city, viewing is highly recommended.

LOCATION: The property is located within the sought after Slackbuie development. Slackbuie is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park and Beechwood Business Park, UHI Campus. There are local amenities at Fairways Retail, including a baker, hairdressers, barbers, pizza take away, the Loch Ness Golf Course, Fairways Golf Club, restaurant and bar, the new Inverness kart raceway as well as an Asda superstore with petrol station. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, petrol station, garden store, cafés, 2 gyms and Playzone/nursery. There are two primary schools nearby, Cauldeen Primary School and Gaelic primary school, with secondary pupils attending Inverness Royal Academy. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an International airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, double electric oven, extractor and dishwasher. American fridge/freezer and washing machine.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

FACTORING FEE: There is a fee of £20 per month for the maintenance of the communal areas within the development.

COUNCIL TAX: Band F

TENURE: Freehold.

FLOOR AREA: 120m2

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge
15'1" x 10'5" (4.62 x 3.19)

Kitchen/Diner
20'7" x 9'0" (6.29 x 2.75)

WC
5'5" x 4'3" (1.67 x 1.30)

Utility Room
5'5" x 5'2" (1.67 x 1.59)

Principal Bedroom
13'8" x 11'1" (4.19 x 3.39)

Ensuite
7'4" x 6'4" (2.26 x 1.94)

Bedroom 2
10'1" x 9'9" (3.08 x 2.99)

Bathroom
6'6" x 6'2" (1.99 x 1.88)

Bedroom 3
13'2" x 8'8" (4.03 x 2.66)

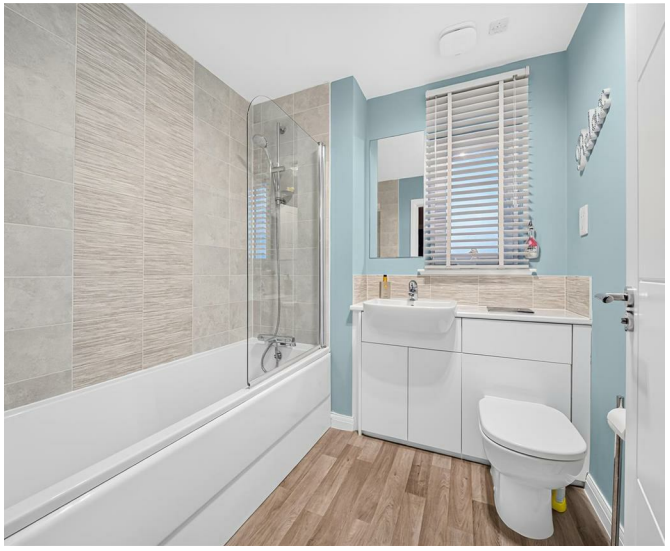
Bedroom 4
11'1" x 8'9" (3.40 x 2.67)











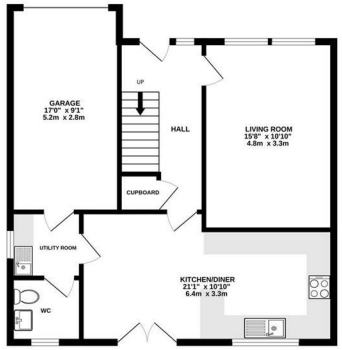


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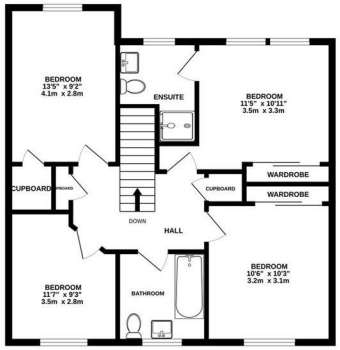
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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