

5 Croy Road,
Tornagrain,
Inverness, IV2 8AF

Offers Over
£275,000







tailormade moves

- Three-bedroom mid-terrace home in the popular Tornagrain
- Bright and spacious lounge featuring a wood-burning stove
- Open-plan kitchen/diner with WC/utility room off
- Three bedrooms, all with fitted storage, principal bedroom with en-suite
- Private rear garden and two parking spaces to the rear
- EPC band C









An excellent opportunity to acquire this three bedroom mid terrace home in the growing community of Tornagrain. The accommodation is well laid out over two floors and will suit a wide range of buyers, from first time buyers and young families to those looking to downsize. The lounge is a welcoming space, with a wood burning stove as its focal point, creating a cosy setting for the colder months. The open plan kitchen/diner is a sociable hub of the home, fitted with a gas hob, electric oven, extractor and fridge/freezer, along with space and plumbing for a dishwasher. There is ample space for a family dining table. Off the kitchen is a useful WC/utility room with space and plumbing for a washing machine, adding everyday practicality to the ground floor. Upstairs there are three bedrooms, all with fitted storage, and the principal bedroom benefits from its own en suite. The family bathroom completes the accommodation. The property is double glazed and has gas central heating throughout. To the rear there is a private garden, along with two parking spaces. Overall, this is a well balanced family home in a popular new community, and early viewing is recommended.

Location: Tornagrain is the Highlands' newest town, just 8 miles east of Inverness. It has a historic feel and channels modern country style. There is already a good sense of community, with lots of amenities including a town store where you can pick up all your everyday essentials, a dentist, a pharmacy and Hillhead Coffee, as well as a village hall, tennis courts and allotments. There is a nursery overlooking the allotments, with primary schooling currently available in Croy. A new Primary School is to be built in Tornagrain in the future. Secondary schooling is provided at Culloden Academy in Inverness, for which a free school bus is provided. The development benefits from ultra fast 300Mb capable broadband, making working from home a feasible option. There is also a communal satellite connection. There are supermarkets in Nairn and at Inverness Retail Park, which is 7 miles away. Inverness International airport is approximately 2 miles away. There is a regular hourly bus service to both Inverness and Nairn, which goes via the airport. Inverness, the main business and commercial centre of the Highlands, offers an extensive choice of shopping, entertainment and leisure facilities associated with city living, with easy access to the beautiful and inspiring Highland landscape.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Appliances include the gas hob, electric oven, extractor and fridge/freezer.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Maintenance Charges: There is a Tornagrain service fee of £20.83 per month.

Council Tax: Band D.

Tenure: Freehold

Floor area: 103 m²

Entry: By mutual agreement.

Viewing: Don't delay. Get in touch with Tailormade Moves today to arrange a viewing.

Lounge
21'2" x 10'6" (6.46 x 3.22)

Kitchen/Diner
17'3" x 11'10" (5.26 x 3.62)

WC/Utility Room
7'6" x 6'0" (2.29 x 1.84)

Bedroom 3
10'7" x 7'5" (3.25 x 2.28)

Bedroom 2
12'8" x 10'8" (3.87 x 3.26)

Bedroom 1
13'1" x 12'6" (3.99 x 3.83)

Bathroom
8'3" x 6'11" (2.52 x 2.13)

Ensuite
7'1" x 580'8" (2.18 x 177)











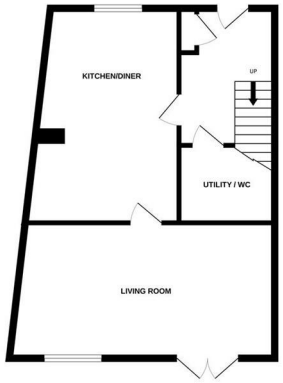


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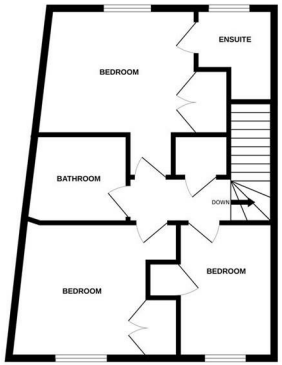
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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