



Innes & Mackay

**9 Inverlochry Crescent, Ness Castle,
Inverness, IV2 6EP**

- DETACHED FOUR BED FAMILY HOME
- LARGE GARDEN TO THE REAR BACKING ONTO WOODLAND
- MASTER EN-SUITE BEDROOM
- SPACIOUS KITCHEN WITH FRENCH DOORS TO REAR
- FANTASTIC FAMILY HOME
- GAS CENTRAL HEATING
- ATTACHED GARAGE

NEW FIXED PRICE

£325,000



DESCRIPTION

An impressive, four bedroomed, detached villa with attached single garage that benefits from double glazing, gas central heating, and a private garden with woodland to the rear. Built by Barratt Homes, this luxurious detached villa is located in the sought after Ness Castle development and would suit young families and appeal to professionals working from home. Finished to an exacting standard, this well-presented home offers a wealth of features including an en-suite shower room, an attractive rear garden, gas central heating, and double-glazed windows. The clever use of glazing allows an abundance of natural light throughout the generously proportioned rooms, generating a bright and fresh environment.

LOCATION

Ness Castle is located to the west side of the city and is just four miles from the shores of Loch Ness, offering a pedestrian path to the South Loch Ness Trail. Nearby amenities include a Tesco supermarket and filling station, a convenience store and Post Office. Primary pupils will attend Ness Castle Primary school, which is within walking distance, and secondary pupils attend Inverness Royal Academy. A regular bus service to and from the City Centre is routed close by.

GARDENS

The gardens here have been well maintained offering a pleasing external appeal. The tarmac driveway provides off-street parking and leads to the attached single garage which has power, lighting and can be accessed by an up and over door. The rear garden is laid to grass, with a large paved patio. A well-placed seating area can be found here, which is complemented by a gravel border. Making this an ideal setting for al-fresco dining and enjoying the warm summer months. Sited here and included in the sale is a fantastic timber shed, while the grounds are fully enclosed by timber fencing.

ENTRANCE HALLWAY

Front door opens into the carpeted entrance hallway from which one gains access to the lounge and via stairs to the first floor landing.

LOUNGE

4.54m x 3.54m (14'10" x 11'7")

The lounge, which is laid with carpet, is a comfortable and generous sized room located to the front elevation and has a glazed door leading through to the kitchen.

KITCHEN

4.65m x 3.28m (15'3" x 10'9")

This family kitchen which has ample space for dining, is fitted with a range of modern floor based units and wall mounted cupboards all providing good storage and



working areas. Inset in the work counter is the gas hob with electric oven under and extractor hood above with contemporary splash back to the rear. There is a one and a half bowl stainless steel sink with drainer to the side and integrally fitted is the dishwasher and fridge freezer. A feature of this room are the French doors with windows to the side, leading out to the rear patio area whilst also allowing a flood of natural light to the kitchen. Vinyl flooring complete this room and door leads through to the utility room.

UTILITY ROOM

2.19m x 1.61m (7'2" x 5'3")

With part glazed door leading out to the rear garden, this room has a work counter with space under for a washing machine and tumble dryer. Further door provides access to the cloakroom/WC.

CLOAKROOM

2.19m x 1.11m (7'2" x 3'7")

Window to the rear, dual flush WC and wash hand basin complete this room. Vinyl flooring.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing where four bedrooms and the bathroom are located. Good storage is provided by two single built in cupboards and a hatch provides access to the unfloored loft space.

BEDROOM 1 & EN-SUITE

3.38m x 3.13m (11'1" x 10'3")

The master bedroom is a double room located to the rear elevation and benefits from built in wardrobes located behind sliding mirrored doors providing good storage and hanging rails. Carpet completes this room and door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

1.92m x 1.31m (6'3" x 4'3")

The shower room is furnished with a dual flush WC, wash hand basin and walk-in tiled shower cubicle housing an electric shower. Window to the rear, vinyl flooring and extractor fan complete this room.

BEDROOM 2

3.70m x 2.95m (12'1" x 9'8")

The second bedroom is a good sized room, located to the rear elevation and benefits from free standing wardrobes located behind sliding mirrored doors providing hanging rail and storage. Carpet.

BEDROOM 3

3.50m x 2.80m (11'5" x 9'2")

Bedroom three located to the front elevation, is laid with carpet and benefits from built in wardrobes located behind sliding mirrored doors.



BEDROOM 4

3.42m x 3.43m (11'2" x 11'3")

The fourth bedroom is again located to the front elevation and is laid with carpet.

BATHROOM

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and bath with mains shower over and screen to the side. With tiling to ceiling height above the bath, this room has a window to the front elevation, vinyl flooring and extractor fan.

COUNCIL TAX

Band E

EPC

Band C78

EXTRAS INCLUDED

All fitted carpets, blinds, gas hob, electric oven and cooker

hood. Integrated fridge freezer and dishwasher. Garden shed.

HEATING

Gas central heating via a combi boiler.

GLAZING

Fully double glazed.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points. Outside tap.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.

PARKING/GARAGE

Ample parking for two cars with a single attached garage which has power and light.

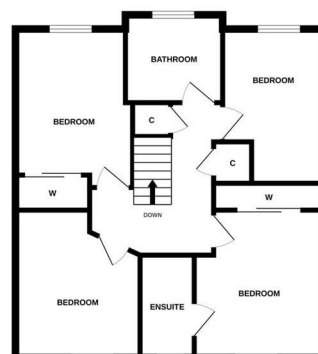
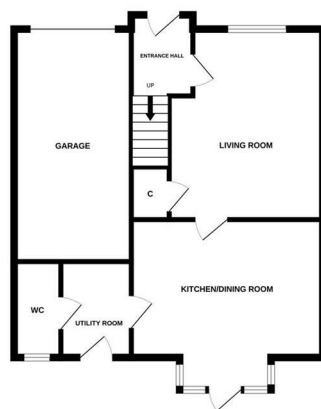






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas 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, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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