

11 Darochville Place, Inverness, IV2 6FG

Offers Over £235,000







tailormade moves

- Three bedroom end-terraced home in walk in condition
- Sought after Ness Castle Primary School
- Lounge, kitchen/diner, three bedrooms, utility, bathroom, ensuite, WC
- Private rear garden with shed, two designated parking spaces to the front
- Ideal for families, first-time buyers or investors
- EPC band B









An excellent opportunity to acquire this immaculate three bedroom end-terraced home, offering well-balanced accommodation over two floors. On the ground floor, the spacious lounge provides a comfortable space for relaxing and entertaining. The modern kitchen/diner is fitted with a range of base and wall units and includes an integrated gas hob, electric oven, extractor and fridge/freezer. A separate utility room offers additional space and houses a freestanding washing machine, and a convenient downstairs WC completes the ground floor. Upstairs, the master bedroom benefits from fitted storage and its own en-suite, and there are two further bedrooms served by the family bathroom. The property also benefits from double glazing and gas central heating throughout. To the rear, the private garden includes a shed, ideal for storing garden equipment, bikes and outdoor gear. To the front, there are two designated parking spaces within the car park. Overall, this is a practical, well-laid-out home with the bonus of an en-suite, a utility room and a downstairs WC, making it ideal for family living.

Location: Ness Castle is situated just three miles out of Inverness and just four miles from the shores of Loch Ness. There are excellent local amenities and services. Nearby amenities include a Tesco supermarket and filling station, a convenience store and Post Office and outlet stores at Pringles Weavers. Primary Pupils attend Ness castle Primary and Secondary Pupils attend Inverness Royal Academy. The Southern Distributor Road is very close, allowing easy access to Raigmore Hospital, Beechwood Business Park, Police 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. Inverness City centre, offers extensive shopping leisure and entertainment facilities along with excellent road rail and air links to the South and beyond. 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, electric oven, extractor and fridge/freezer. The freestanding washing machine is also included.

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

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

Council Tax: Band D

Tenure: Freehold

Floor area: 80m2

Entry: By mutual agreement.

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

Lounge
11'9" x 15'2" (3.60 x 4.63)

Kitchen
11'1" x 11'11" (3.38 x 3.65)

Utility
5'7" x 4'0" (1.72 x 1.22)

Bedroom 1
11'10" x 8'5" (3.61 x 2.58)

Ensuite
6'10" x 6'7" (2.09 x 2.03)

Bedroom 2
7'8" x 11'1" (2.36 x 3.38)

Bedroom 3
7'3" x 7'5" (2.23 x 2.27)

Bathroom
8'2" x 5'3" (2.51 x 1.61)


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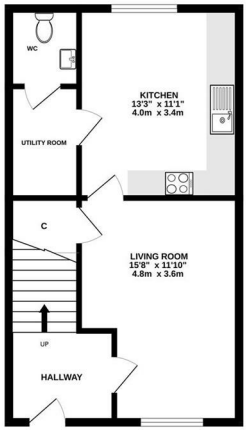


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The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E: info@tailormademoves.co.uk
T: 01463 233218

GROUND FLOOR



1ST FLOOR

