

97 Eilean Donan Road

Ness Castle, Inverness, IV2 6FJ

Offers Over £285,000





Overview

- Fantastic 4 bedroom detached villa in fantastic position
- Walk in condition, neutral decor
- Lounge, kitchen/diner, utility, WC
- 4 bedrooms, ensuite shower room, family bathroom
- South-west facing garden, patio, driveway for 2 cars, garage
- EPC Band B



Description

Fantastic opportunity to purchase an immaculate 4 bedroom family villa, situated in established and sought after Ness Castle development in Inverness. Built by Barratt Homes to their 'Glenbuchat' design this well proportioned home has been finished to a high standard and is in walk in condition and will appeal to many. The bright lounge benefits from a large window with open outlooks to the front allowing plenty of natural light. There is an open-plan kitchen/dining room with ample storage, integrated gas hob, double electric oven, extractor and dishwasher. The dining area has plenty of space for a table and 4 chairs and benefits from French doors that open into the garden. Off the kitchen there is a utility area which has space and plumbing for kitchen appliances and a useful WC. Upstairs offers 4 bedrooms with the principal bedroom benefiting from a modern ensuite shower room. The family bathroom with mains shower over the bath completes the accommodation. There is good storage throughout with a large cupboard in the kitchen, upstairs hall cupboard and the garage. The property is double glazed throughout and has gas central heating. The enclosed south west facing rear backs onto woodland and is mostly laid to lawn with a patio area which is perfectly placed for enjoying the sun. The drive provides parking for 2 cars and leads to an attached garage. This lovely property is in a fantastic plot with no houses directly behind it so it is the perfect purchase for those wanting an easy to maintain, stylish home in a modern development.



Room Dimensions

Lounge	(9' 11" x 17' 3") or (3.03m x 5.26m)
Kitchen / Diner	(16' 1" x 9' 1") or (4.90m x 2.78m)
Utility Room	(6' 5" x 5' 3") or (1.96m x 1.59m)
Wc	(6' 5" x 3' 8") or (1.96m x 1.11m)
Principal Bedroom	(13' 7" x 14' 3") or (4.14m x 4.34m)
Principal Bedroom En Suite	(6' 5" x 7' 2") or (1.95m x 2.18m)
Bedroom 2	(8' 11" x 16' 10") or (2.73m x 5.13m)
Bedroom 3	(7' 7" x 12' 0") or (2.32m x 3.67m)
Bedroom 4	(7' 7" x 9' 6") or (2.32m x 2.90m)
Bathroom	(6' 11" x 5' 7") or (2.12m x 1.70m)





Services

Mains gas, electricity, water and drainage.
Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated gas hob, double electric oven, extractor and dishwasher. Free standing wardrobes in bedroom 2.

Maintenance Charges

There is a factoring charge of approximately £15.30 per month for the maintenance of the communal areas within the development.

Council Tax

Band E

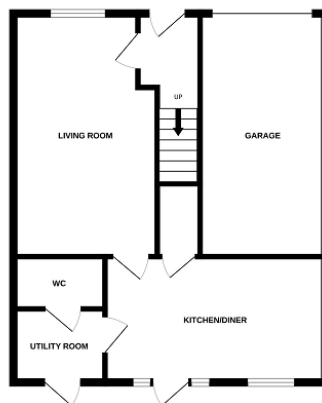
Tenure

Freehold

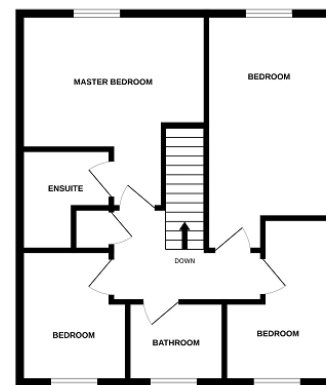
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and the 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 operation or efficiency can be given. Made with Metropix C2024



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