Offers Over £315,000











Overview

- Spacious 4 bedroom detached family villa in Ness Castle
- Beautifully presented and in immaculate condition
- Lounge, kitchen/diner, WC, utility
- 4 double bedrooms, ensuite, bathroom
- Enclosed sunny rear garden with patio area, garage and driveway
- EPC Band C



Description

Fantastic opportunity to purchase a spacious, detached villa located in the established development of Ness Castle. Built by Barratt Homes to their 'Dunbar' design this immaculate house has been finished to a high standard and is in walk in condition throughout. The rooms are all generously proportioned with neutral decor which will appeal to young families. The bright lounge has a window overlooking the front allowing plenty of natural light. The spacious kitchen/diner provides ample storage with excellent work top space and comes with integrated appliances including a gas hob, electric oven, extractor, fridge/freezer and dishwasher. The dining area has ample room for a dining table and 6 chairs with patio doors which open into the private back garden. Completing the ground floor accommodation is a useful utility room and WC. Upstairs offers 4 well appointed double bedrooms and the family bathroom. The principal bedroom has fitted wardrobes and a modern ensuite shower room. There is double glazing throughout and gas central heating. The rear garden is fully enclosed and laid to lawn with a large patio area for al fresco dining. The drive has parking for 2 cars and leads to the integral garage. This impressive property is a fantastic purchase for those wanting an easy to maintain, stylish home in a modern development.

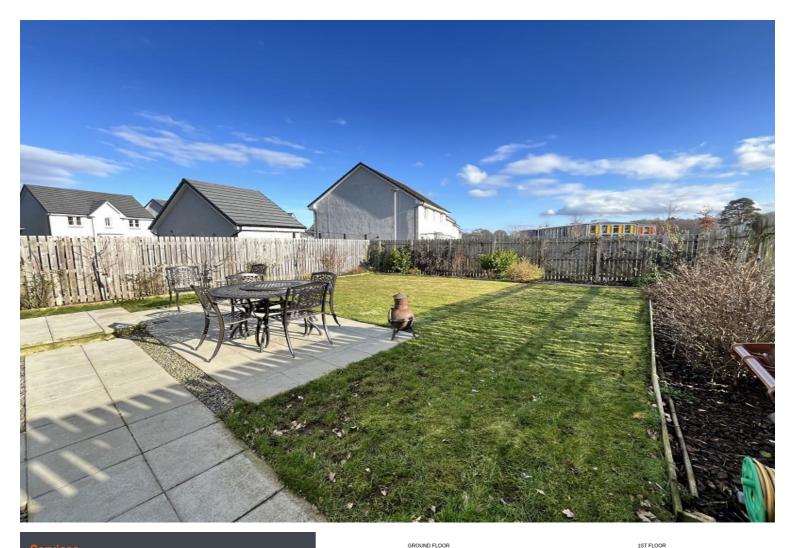


Room Dimensions

Lounge	(10' 1" x 17' 2") or (3.08m x 5.24m)
Kitchen / Diner	(16' 10" x 11' 3") or (5.13m x 3.42m)
Utility Room	(6' 10" x 4' 6") or (2.08m x 1.36m)
wc	(6' 8" x 3' 3") or (2.02m x 1.00m)
Principal Bedroom	(14' 2" x 9' 7") or (4.33m x 2.93m)
Principal Bedroom En Suite	(5' 9" x 6' 7") or (1.76m x 2.01m)
Bedroom 2	(12' 4" x 9' 8") or (3.75m x 2.94m)
Bedroom 3	(8' 6" x 14' 1") or (2.59m x 4.29m)
Bedroom 4	(9' 4" x 10' 6") or (2.85m x 3.20m)
Bathroom	(6' 6" x 8' 6") or (1.97m x 2.59m)







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

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob, electric oven and extractor, fridge/freezer and dishwasher.

Maintenance Charges

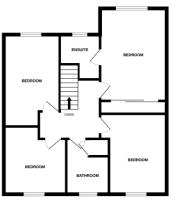
The factoring fee is approximately £16 per month, which is payable for the maintenance of the communal areas within the development.

Band F Freehold

By mutual agreement.







Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL info@tailormademoves.co.uk tailormade www.tailormademoves.co.uk nnove



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